

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Twin Lakes / 53

Previous Physical Inspection: 2003

Sales - Improved Summary:

Number of Sales: 977

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$58,000	\$126,700	\$184,700	\$194,800	94.8%	7.50%
2004 Value	\$60,000	\$133,400	\$193,400	\$194,800	99.3%	7.28%
Change	+\$2,000	+\$6,700	+\$8,700		+4.5%	-0.22%
% Change	+3.4%	+5.3%	+4.7%		+4.7%	-2.93%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.22% and -2.93% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$58,700	\$129,300	\$188,000
2004 Value	\$60,800	\$135,900	\$196,700
Percent Change	+3.6%	+5.1%	+4.6%

Number of one to three unit residences in the Population: 7631

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a grade 9 improvement with above grade living area less than 3000 square feet and all improvements with above grade living area greater than 3000 square feet which are not a grade 9 were at a higher assessment level than other properties in the area and required a downward adjustment. The properties located on golf courses or have water frontage were at a lower assessment level and required upward adjustments.

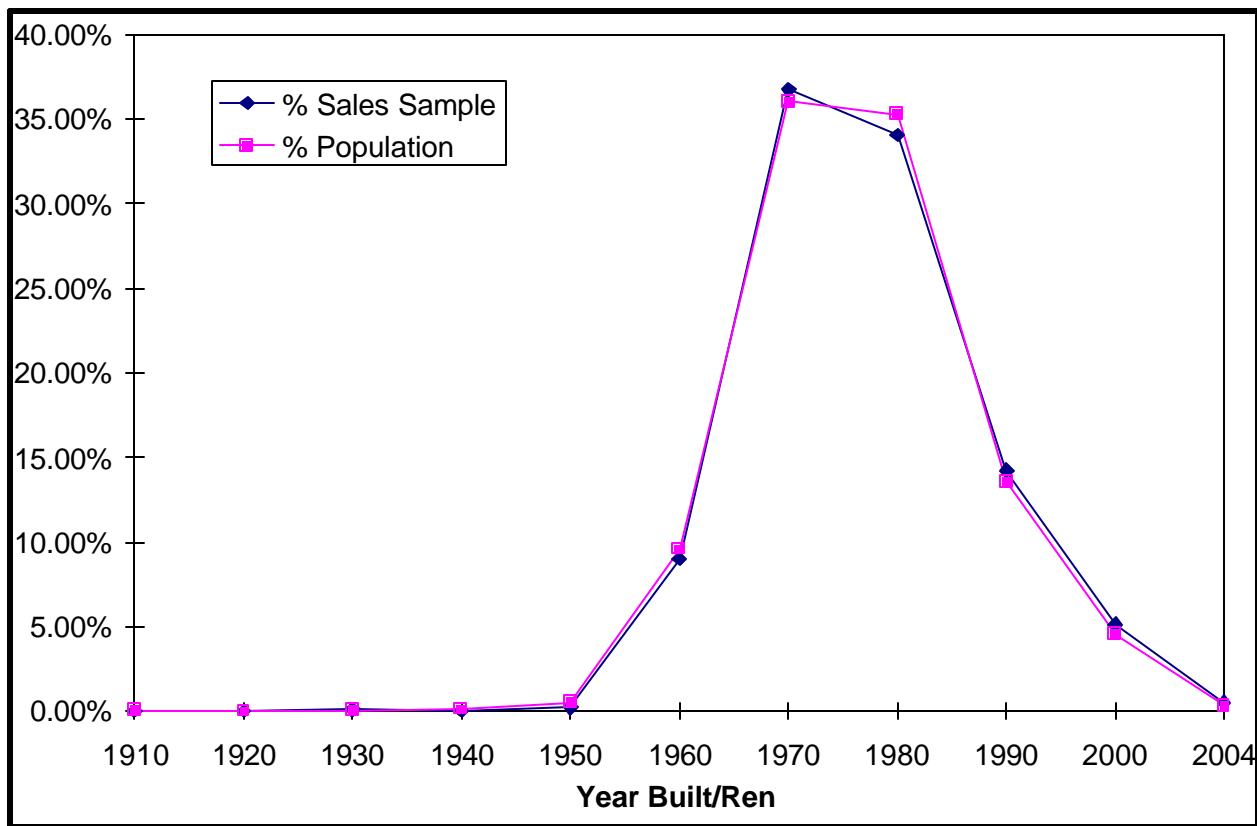
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.10%
1940	0	0.00%
1950	2	0.20%
1960	88	9.01%
1970	359	36.75%
1980	333	34.08%
1990	139	14.23%
2000	50	5.12%
2004	5	0.51%
	977	

Population		
Year Built/Ren	Frequency	% Population
1910	1	0.01%
1920	0	0.00%
1930	5	0.07%
1940	9	0.12%
1950	39	0.51%
1960	730	9.57%
1970	2750	36.04%
1980	2694	35.30%
1990	1035	13.56%
2000	345	4.52%
2004	23	0.30%
	7631	

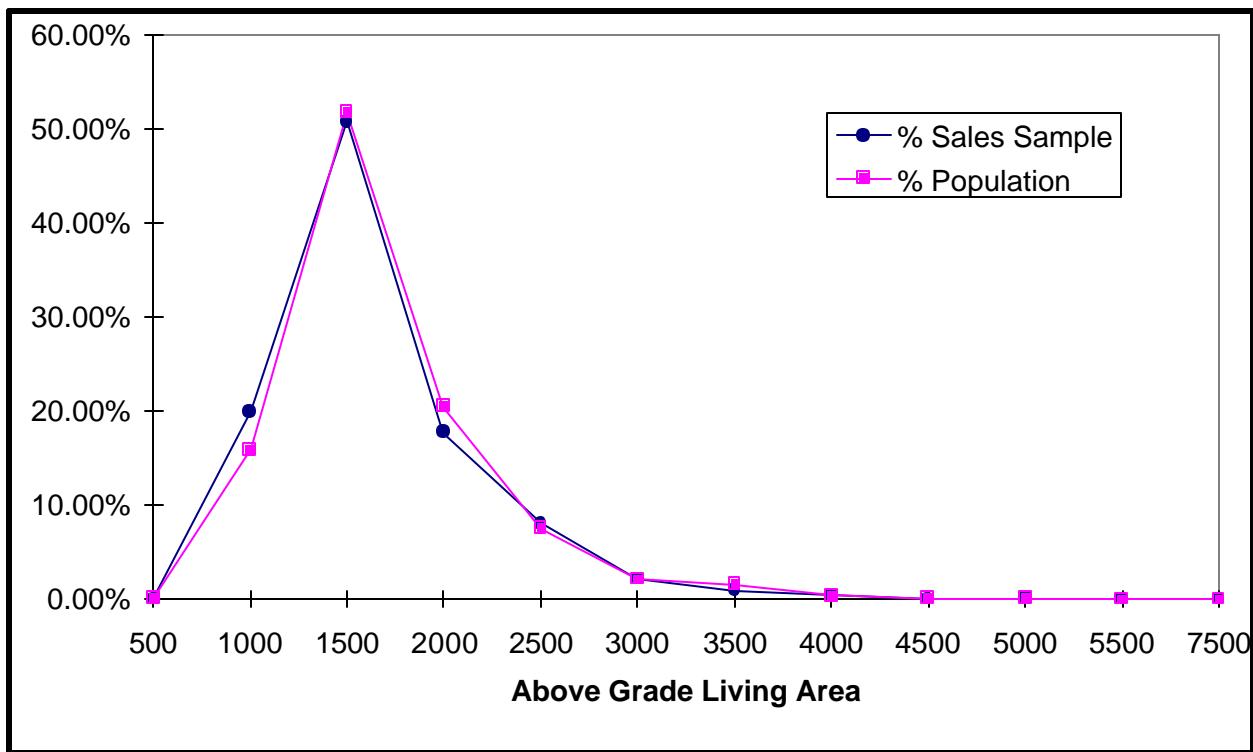


The sales sample frequency distribution follows the population distribution closely with regard to Year Built or Year renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	195	19.96%
1500	496	50.77%
2000	173	17.71%
2500	78	7.98%
3000	21	2.15%
3500	9	0.92%
4000	4	0.41%
4500	0	0.00%
5000	1	0.10%
5500	0	0.00%
7500	0	0.00%
	977	

Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	1214	15.91%
1500	3954	51.81%
2000	1563	20.48%
2500	577	7.56%
3000	163	2.14%
3500	119	1.56%
4000	28	0.37%
4500	8	0.10%
5000	3	0.04%
5500	0	0.00%
7500	0	0.00%
	7631	

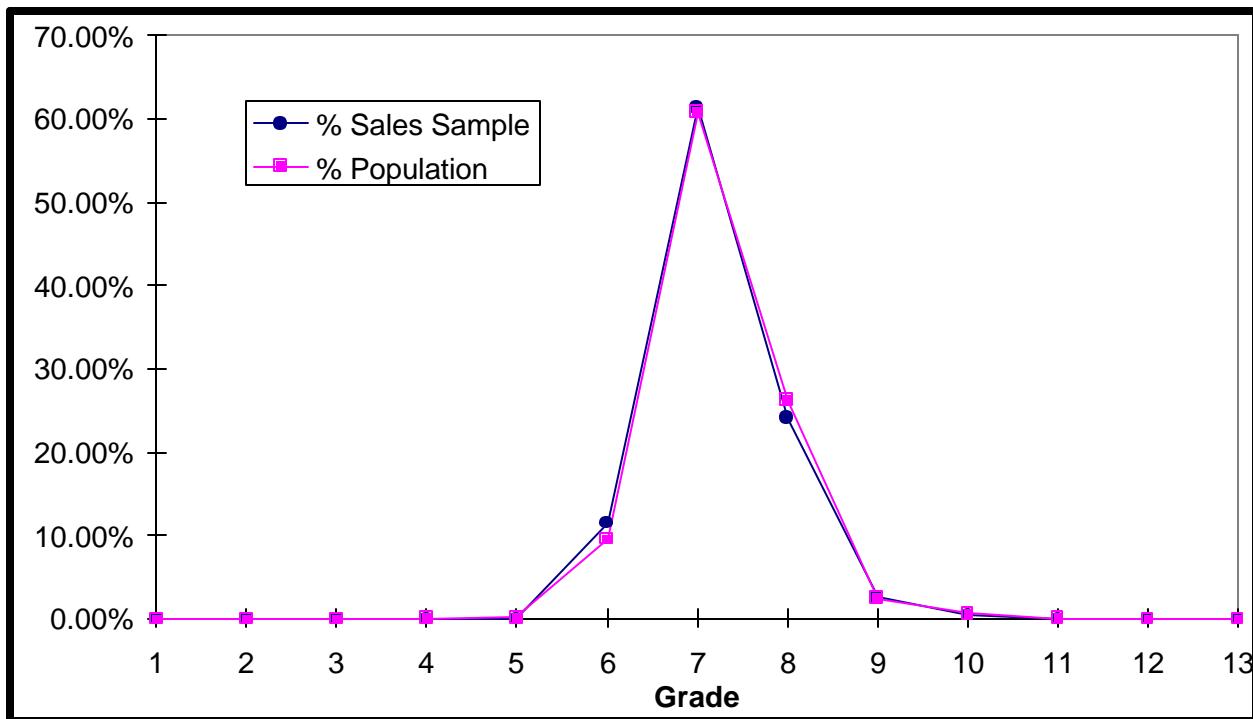


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

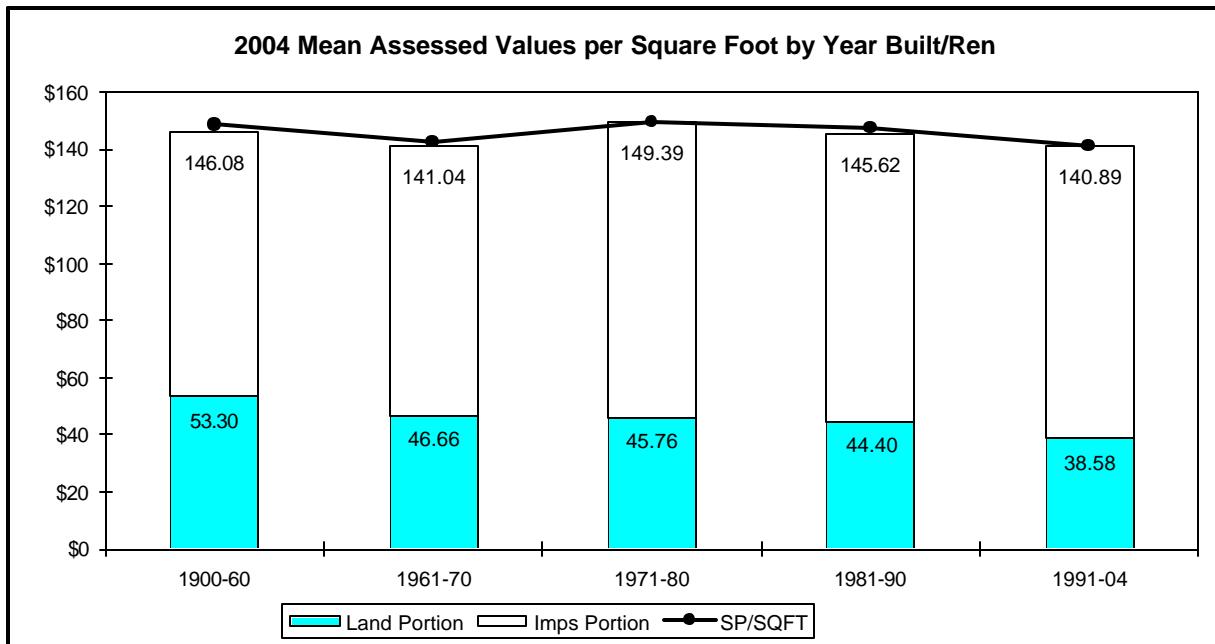
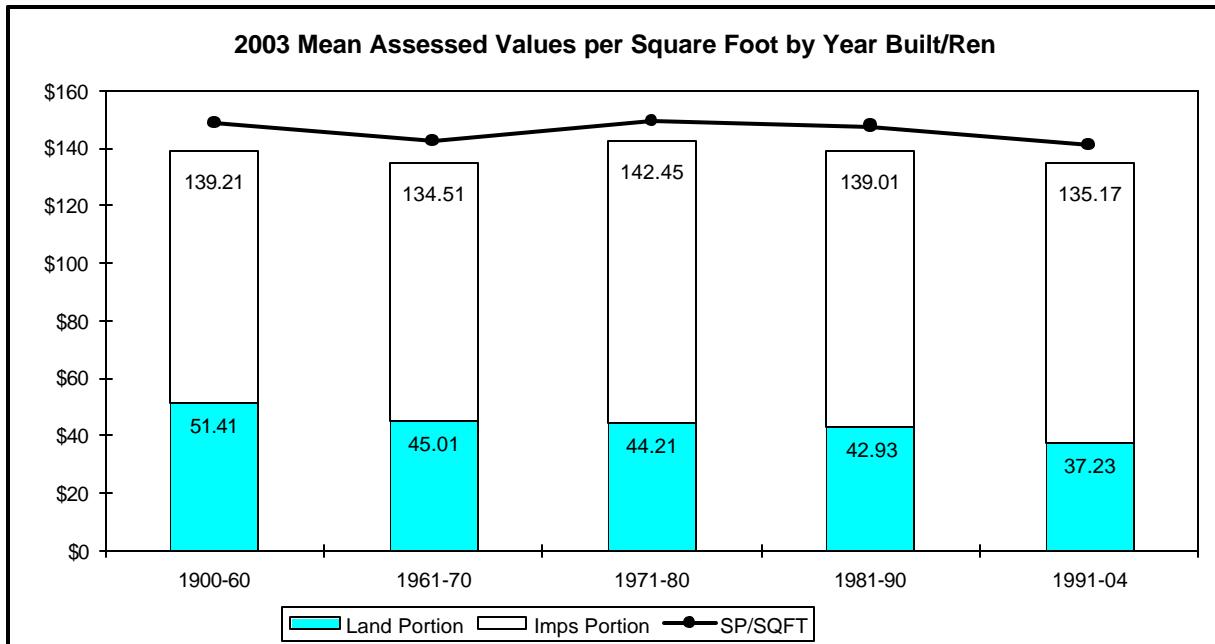
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	112	11.46%
7	600	61.41%
8	235	24.05%
9	25	2.56%
10	5	0.51%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		977

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.05%
5	8	0.10%
6	732	9.59%
7	4643	60.84%
8	2004	26.26%
9	189	2.48%
10	46	0.60%
11	5	0.07%
12	0	0.00%
13	0	0.00%
		7631



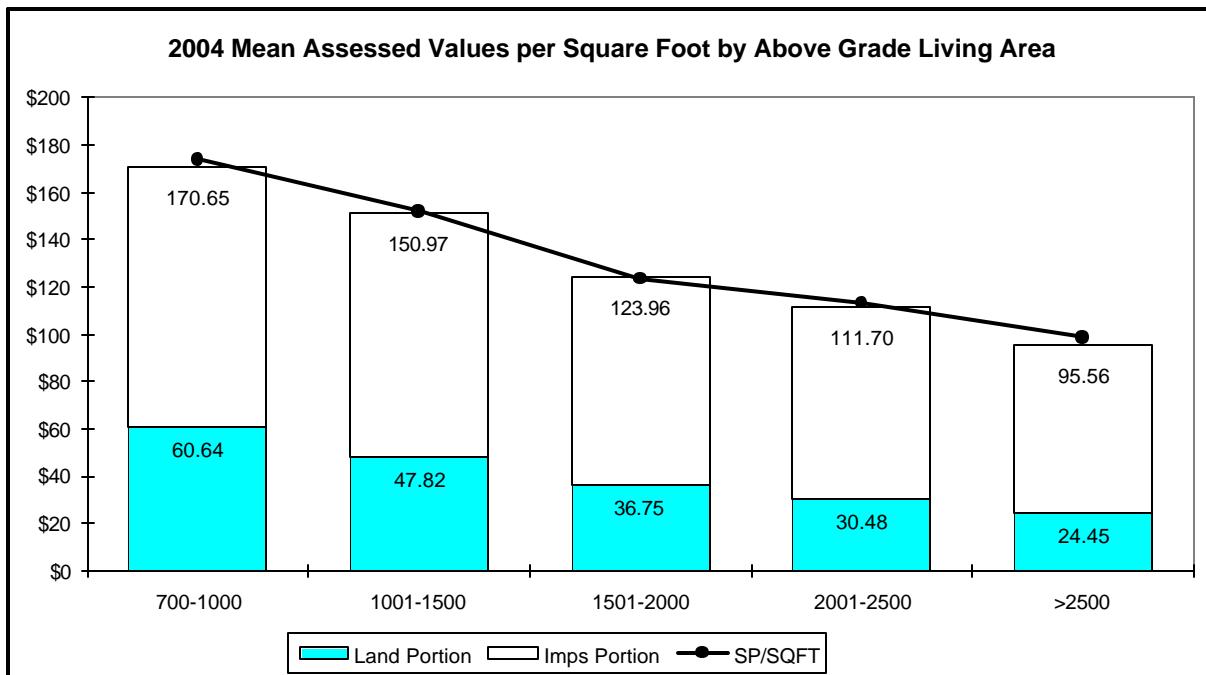
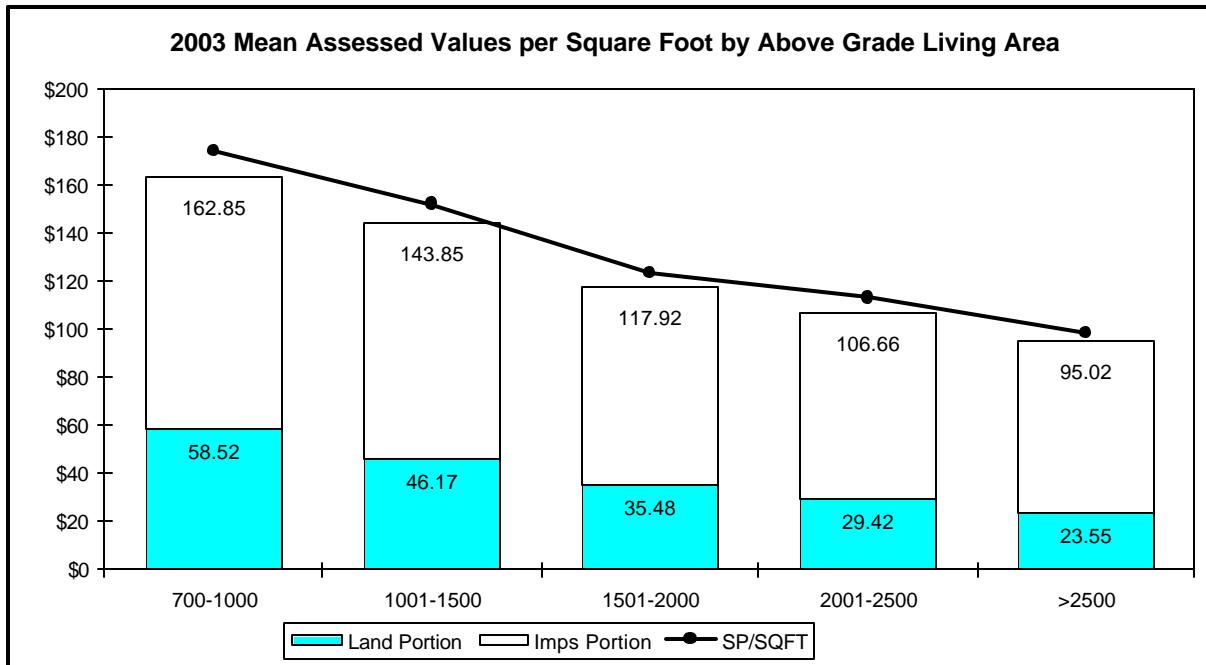
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



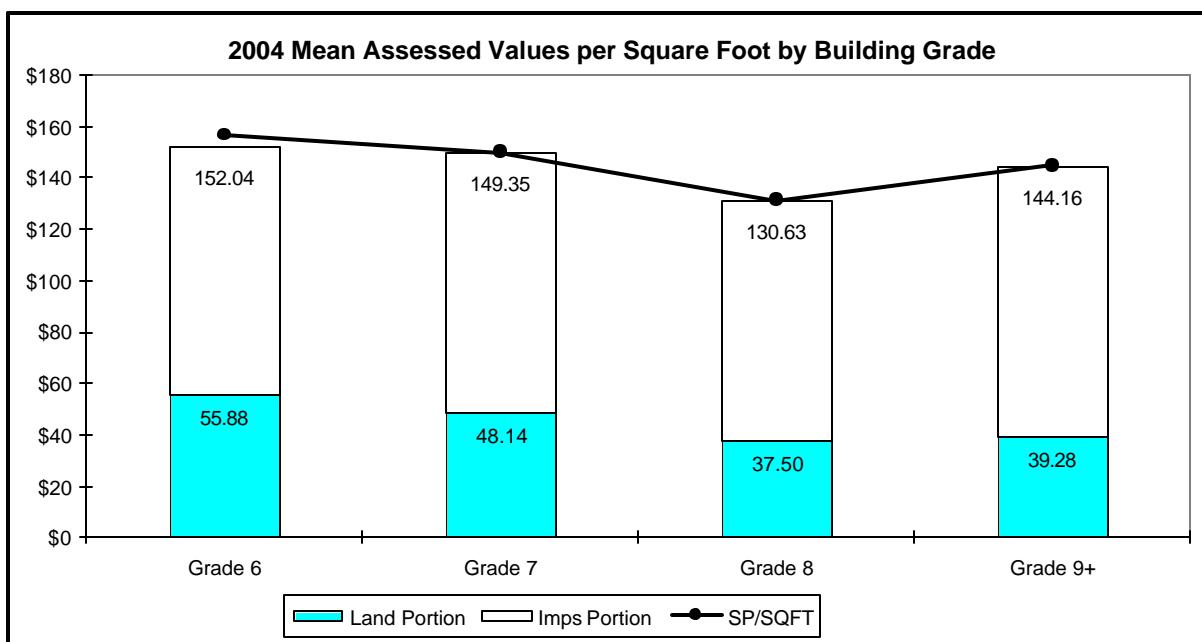
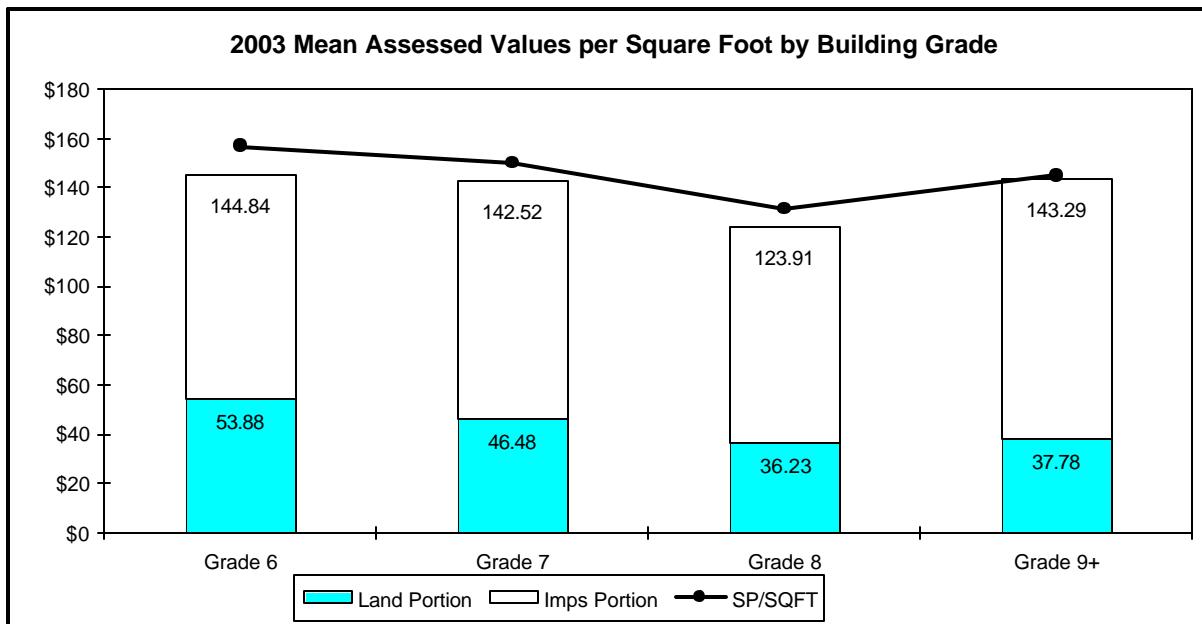
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 6 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.7% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.047, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **977** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, above grade living area less than 3000 square feet that were grade 9 and above grade living area less than 3000 square feet that were not a grade 9 were at a higher assessment level. Parcels that are located on water frontage or on a golf course/fairway were at a lower assessment level. The model adjusts for these strata's to improve the assessment level

The derived adjustment formula is:

$$\begin{aligned} \text{2004 Total Value} = & \text{ 2003 Total Value} / .9515361 + -.06929772 * \text{Grade9} < 3000 + -.1288363 * \text{AGLA} > 3000 \text{ No Grade 9} \\ & + .07679025 * \text{Water Frontage} + .0418318 * \text{Adjacent to Golf/Fairway}. \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$\text{2004 Improvements Value} = \text{2004 Total Value} \text{ minus } \text{2004 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.053)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If "accessory improvements only", the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded "non-perc" (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded "% net condition" or is in "poor" condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2004 Total Value} = \text{2004 Land Value} + \text{Previous Improvement Value} * 1.053, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. "Before and after" comparison graphs appear earlier in this report.

Area 53 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.09%

Above Grade Living Area

Less than 3000 SF - Grade 9

% Adjustment -7.13%

Above Grade Living Area

Greater than 3000 SF - No Grade 9

% Adjustment -12.53%

Waterfront

% Adjustment 9.23%

Adjacent to Golf/Fairway

% Adjustment 4.63%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement with above grade living area less than 3000 square feet and a grade 9 located on water front would approximately receive a 7.19% upward adjustment (5.09% -7.13% + 9.23%). There are 15 parcels in the population that would receive these adjustments.

An improvement with above grade living area less than 3000 square feet and a grade 9 adjacent to a golf course/fairway would approximately receive a 2.59% upward adjustment (5.09% - 7.13% + 4.63%). There are 79 parcels in the population that would receive these adjustments.

Above grade living area improvements with greater than 3000 square feet but not a grade 9, on water front would approximately receive a 1.79% upward adjustment (5.09% - 12.53% + 9.23%). There are 6 parcels in the population that would receive these adjustments.

Above grade living area improvements with greater than 3000 square feet but not a grade 9, located adjacent to a golf course/fairway would approximately receive a 2.81% downward adjustment (5.09% - 12.53% + 4.63%). There are 38 parcels in the population that would receive these adjustments.

An improvement located on water frontage would approximately receive a 14.32% upward adjustment (5.09% + 12.53%). There are 131 parcels in the population that would receive these adjustments.

96.5% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 53 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	112	0.929	0.975	5.0%	0.958	0.991
7	600	0.950	0.995	4.8%	0.989	1.000
8	235	0.943	0.993	5.2%	0.983	1.002
9+	30	0.995	0.999	0.4%	0.976	1.021
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1960	91	0.941	0.987	4.9%	0.972	1.003
1961-1970	359	0.944	0.989	4.8%	0.982	0.996
1971-1980	333	0.954	0.999	4.8%	0.991	1.007
1981-1990	139	0.946	0.989	4.6%	0.979	1.000
1991-2004	55	0.958	0.991	3.5%	0.968	1.014
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	11	0.928	0.977	5.3%	0.908	1.046
Average	725	0.948	0.990	4.5%	0.985	0.996
Good+	241	0.952	1.001	5.2%	0.992	1.010
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	833	0.946	0.993	4.9%	0.988	0.997
1.5	21	0.968	0.995	2.8%	0.964	1.027
2	123	0.958	0.993	3.6%	0.980	1.006
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
700-1000	195	0.938	0.983	4.8%	0.972	0.993
1001-1500	496	0.947	0.994	5.0%	0.988	1.000
1501-2000	173	0.956	1.005	5.1%	0.994	1.017
2001-2500	78	0.942	0.986	4.7%	0.968	1.005
>2500	35	0.973	0.976	0.3%	0.946	1.006
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	952	0.947	0.992	4.7%	0.987	0.997
Y	25	0.972	1.008	3.7%	0.973	1.042

Area 53 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

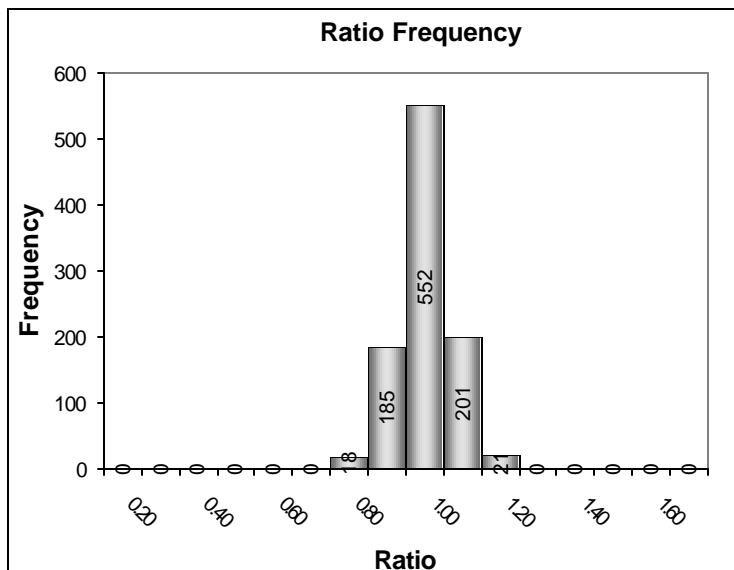
It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	966	0.949	0.993	4.6%	0.988	0.997
Y	11	0.909	0.999	9.9%	0.954	1.043
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
13	368	0.946	0.991	4.8%	0.983	0.998
17	609	0.950	0.994	4.6%	0.988	1.000
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=5000	22	0.918	0.961	4.7%	0.914	1.008
5001-8000	418	0.951	0.998	4.9%	0.991	1.004
8001-12000	482	0.947	0.992	4.7%	0.985	0.998
12001-16000	31	0.927	0.967	4.3%	0.933	1.001
>16000	24	0.971	0.984	1.3%	0.951	1.017
Adjacent to Golf/Fairway	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	938	0.949	0.993	4.6%	0.988	0.997
Y	39	0.931	0.994	6.8%	0.972	1.016
Above Grade Living Area Less than 3000 SF - Grade 9	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	955	0.947	0.993	4.8%	0.988	0.997
Y	22	0.986	0.994	0.8%	0.974	1.015
Above Grade Living Area Greater than 3000 SF - No Grade 9	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	966	0.946	0.993	4.9%	0.988	0.997
Y	11	1.072	1.000	-6.8%	0.957	1.043

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: SW/ Team - 2	Lien Date: 01/01/2003	Date of Report: 7/12/2004	Sales Dates: 1/2002 - 12/2003
Area SW-Twin Lakes	Appr ID: JWEI	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 977 Mean Assessed Value 184,700 Mean Sales Price 194,800 Standard Deviation AV 44,822 Standard Deviation SP 47,257			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.952 Median Ratio 0.951 Weighted Mean Ratio 0.948			
UNIFORMITY			
Lowest ratio 0.717 Highest ratio: 1.191 Coefficient of Dispersion 5.87% Standard Deviation 0.071 Coefficient of Variation 7.50%			
RELIABILITY			
95% Confidence: Median Lower limit 0.944 Upper limit 0.957			
95% Confidence: Mean Lower limit 0.948 Upper limit 0.957			
SAMPLE SIZE EVALUATION			
N (population size) 7631 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.071 Recommended minimum: 8 Actual sample size: 977			
Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 495 # ratios above mean: 482 Z: 0.416 Conclusion: Normal*			
*i.e. no evidence of non-normality			



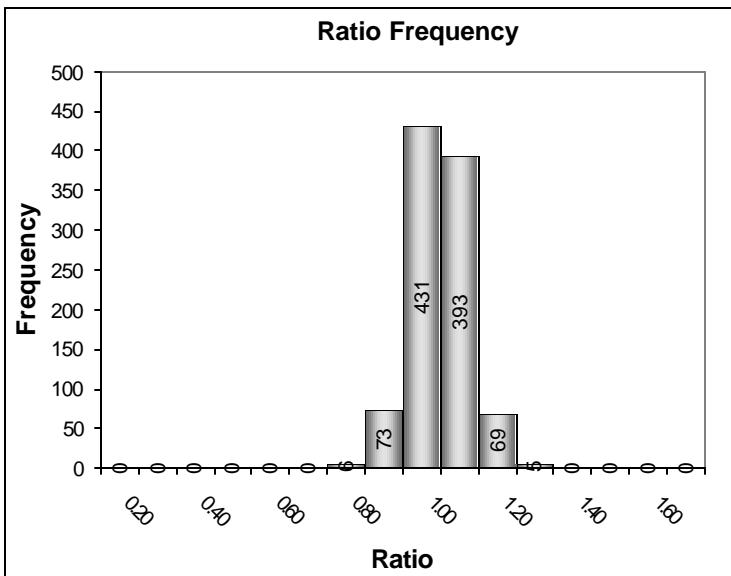
COMMENTS:

1 to 3 Unit Residences throughout area 53

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: SW/ Team - 2	Lien Date: 01/01/2004	Date of Report: 7/12/2004	Sales Dates: 1/2002 - 12/2003
Area SW-Twin Lakes	Appr ID: JWEI	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	977		
Mean Assessed Value	193,400		
Mean Sales Price	194,800		
Standard Deviation AV	44,757		
Standard Deviation SP	47,257		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.997		
Median Ratio	0.995		
Weighted Mean Ratio	0.993		
UNIFORMITY			
Lowest ratio	0.752		
Highest ratio:	1.226		
Coefficient of Dispersion	5.74%		
Standard Deviation	0.073		
Coefficient of Variation	7.28%		
Price Related Differential (PRD)	1.004		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.989		
Upper limit	1.004		
95% Confidence: Mean			
Lower limit	0.993		
Upper limit	1.002		
SAMPLE SIZE EVALUATION			
N (population size)	7631		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.073		
Recommended minimum:	8		
Actual sample size:	977		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	493		
# ratios above mean:	484		
Z:	0.288		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 53

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	555920	0120	1/7/03	229000	760	220	6	1943	4	20838	Y	Y	31404 7TH PL SW
013	178870	0030	12/30/02	128200	780	0	6	1960	3	9600	N	N	808 SW 304TH ST
013	556000	0680	5/10/02	126500	790	0	6	1961	3	10057	N	N	30505 1ST PL SW
013	556000	0380	3/19/02	129500	800	0	6	1961	3	8400	N	N	30645 3RD AV SW
013	178890	0460	11/11/02	133000	800	0	6	1960	4	10800	N	N	30700 5TH AV SW
013	178870	0230	4/11/02	140950	800	0	6	1959	4	8850	N	N	847 SW 307TH ST
013	178830	0090	4/1/03	147200	800	0	6	1958	4	12000	N	N	1068 SW 308TH ST
013	178830	0020	10/30/03	151580	800	240	6	1958	4	8892	N	N	1028 SW 307TH ST
013	178880	0480	5/29/02	141000	800	0	6	1959	4	8640	N	N	609 SW 305TH ST
013	178830	0080	6/23/03	134950	800	0	6	1958	3	9590	N	N	30728 12TH PL SW
013	178830	0030	7/17/02	150400	800	0	6	1958	4	8424	N	N	1012 SW 307TH ST
013	178880	0700	6/2/03	154950	800	0	6	1959	3	9600	N	N	650 SW 307TH ST
013	178880	0540	12/26/02	148000	800	0	6	1959	3	9450	N	N	30539 6TH AV SW
013	178880	0850	12/24/02	151000	810	0	6	1959	5	8784	N	N	30542 6TH AV SW
013	556000	1110	6/17/03	142900	810	0	6	1961	3	8800	N	N	124 SW 307TH ST
013	178880	0800	2/3/03	145000	810	0	6	1959	3	9360	N	N	30512 6TH AV SW
013	178870	0200	4/15/03	151000	810	0	6	1959	4	8424	N	N	826 SW 307TH ST
013	178890	0380	12/17/03	161735	810	0	6	1960	3	9100	N	N	30528 5TH AV SW
013	178890	0070	8/23/02	145500	820	0	6	1960	4	10200	N	N	404 SW 305TH ST
013	178830	0120	9/12/03	157500	820	0	6	1958	4	10650	N	N	1020 SW 308TH ST
013	556000	0440	7/12/03	152500	820	0	6	1961	3	8250	N	N	30514 3RD AV SW
013	556000	0800	8/8/02	150350	820	0	6	1961	3	8400	N	N	30650 2ND AV SW
013	178870	0025	8/22/03	159950	820	0	6	1959	3	8775	N	N	812 SW 304TH ST
013	556000	0950	12/17/03	161500	830	370	6	1961	3	10140	N	N	103 SW 305TH ST
013	178880	0560	11/21/03	165000	830	570	6	1959	3	9960	N	N	604 SW 307TH ST
013	178880	0950	3/22/02	141100	840	0	6	1959	4	10043	N	N	558 SW 305TH ST
013	556000	0410	3/26/02	165000	840	500	6	1961	4	9900	N	N	203 SW 305TH ST
013	178890	0050	6/12/03	154900	840	240	6	1960	3	8470	N	N	411 SW 304TH ST
013	556000	0280	1/9/03	147500	840	0	6	1961	4	9900	N	N	303 SW 305TH ST
013	178880	0320	8/15/03	149500	840	0	6	1959	3	8400	N	N	609 SW 307TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	556000	1150	11/10/03	163000	840	0	6	1961	4	8000	N	N	117 SW 307TH PL
013	556000	0450	6/25/03	148158	840	0	6	1961	3	8800	N	N	30524 3RD AV SW
013	178880	0410	8/18/03	169950	840	580	6	1959	3	8330	N	N	646 SW 308TH ST
013	178880	0610	6/23/03	155950	840	0	6	1959	4	8400	N	N	30532 6TH PL SW
013	178890	0310	10/10/03	159900	840	0	6	1960	3	8990	N	N	30709 5TH AV SW
013	178870	0035	1/23/03	144990	860	0	6	1959	3	9600	N	N	30401 8TH AV SW
013	556000	1000	11/15/02	147000	870	0	6	1961	4	12500	N	N	114 SW 306TH ST
013	259970	0190	10/30/03	135000	880	0	6	1969	3	8400	N	N	30182 3RD PL SW
013	556000	0610	9/23/03	179000	880	400	6	1961	3	8450	N	N	30623 2ND AV SW
013	259970	0220	6/18/03	165000	880	0	6	1969	4	7210	N	N	30164 3RD PL SW
013	259970	0100	6/20/03	156250	880	0	6	1969	2	7000	N	N	30161 3RD PL SW
013	259970	0090	5/22/03	162000	910	0	6	1970	4	11476	N	N	30155 3RD PL SW
013	259970	0120	11/18/03	169950	940	0	6	1970	3	7480	N	N	30171 3RD PL SW
013	178880	0090	8/12/02	187000	940	0	6	1959	3	8520	N	N	614 SW 305TH ST
013	339180	0070	8/9/02	151500	970	0	6	1961	3	9760	N	N	30221 1ST PL S
013	556000	1050	12/19/02	135000	1020	0	6	1961	3	9350	N	N	122 SW 307TH ST
013	178890	0680	8/22/02	134500	1020	0	6	1960	3	8400	N	N	30542 4TH AV SW
013	178890	0660	10/22/02	149950	1020	0	6	1960	4	8400	N	N	30528 4TH AV SW
013	178890	0650	6/16/03	148100	1030	0	6	1960	4	8190	N	N	30522 4TH AV SW
013	178890	0670	1/2/02	146000	1030	0	6	1960	4	8400	N	N	30534 4TH AV SW
013	178880	0280	8/28/03	151000	1040	0	6	1959	4	8400	N	N	633 SW 307TH ST
013	556000	0330	12/12/02	151500	1060	0	6	1961	3	8400	N	N	30611 3RD AV SW
013	556000	0850	8/26/02	130000	1080	0	6	1961	3	8400	N	N	30651 1ST PL SW
013	178870	0225	7/17/02	155000	1080	0	6	1959	4	8850	N	N	1003 SW 307TH ST
013	178880	0740	7/30/02	144000	1105	0	6	1959	3	8400	N	N	30538 7TH AV SW
013	178890	0320	11/10/03	159000	1110	0	6	1961	3	10950	N	N	30715 5TH AV SW
013	178880	0960	8/15/02	155950	1110	0	6	1959	4	8640	N	N	550 SW 305TH ST
013	556000	0350	7/24/02	146000	1120	0	6	1961	3	8400	N	N	30625 3RD AV SW
013	556000	0370	9/11/02	152000	1170	0	6	1961	4	8400	N	N	30639 3RD AV SW
013	178880	0270	11/11/03	136500	1180	0	6	1959	3	9960	N	N	639 SW 307TH ST
013	178830	0010	1/13/03	130500	1200	0	6	1958	4	9000	N	N	30612 12TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	556000	0780	10/15/03	169600	1210	0	6	1961	4	8400	N	N	30636 2ND AV SW
013	555920	0010	10/16/02	285000	1240	0	6	1995	4	16008	Y	Y	411 SW 312TH ST
013	178890	0400	8/21/03	167000	1320	0	6	1960	4	8775	N	N	30542 5TH AV SW
013	072104	9199	8/1/03	175000	1430	0	6	1924	4	17925	N	N	708 SW 312TH ST
013	178880	0380	4/4/03	142330	1540	0	6	1959	4	8330	N	N	628 SW 308TH ST
013	556000	0700	11/22/02	148450	1600	0	6	1961	4	7571	N	N	155 SW 305TH ST
013	072104	9129	7/26/02	159000	1610	0	6	1953	3	30000	N	N	824 SW 312TH ST
013	072104	9224	3/14/02	169500	1610	0	6	1961	3	20037	N	N	1305 SW 310TH ST
013	556000	1040	11/22/02	164000	1860	0	6	1995	3	11520	N	N	121 SW 306TH ST
013	555730	0190	3/27/02	182000	760	440	7	1980	4	8400	N	N	31620 11TH PL SW
013	555730	0290	2/4/02	145400	770	0	7	1980	3	7245	N	N	1028 SW 316TH PL
013	555730	0320	12/17/03	153000	770	0	7	1980	3	7280	N	N	31603 11TH PL SW
013	794300	0070	8/22/03	185000	780	0	7	1984	3	7500	N	N	306 S 314TH PL
013	178870	0365	2/11/03	150000	800	440	7	1959	3	9225	N	N	30516 8TH AV SW
013	178870	0335	9/10/03	220000	800	800	7	1999	3	9120	N	N	30410 8TH AV SW
013	416795	0360	4/22/02	178900	810	770	7	1992	3	8113	N	N	31750 14TH WY SW
013	555731	0010	1/22/03	172000	830	320	7	1981	3	6695	N	N	31710 8TH PL SW
013	178870	0330	2/8/02	167950	840	500	7	1959	3	8800	N	N	30402 8TH AV SW
013	326070	0600	12/1/03	192000	840	800	7	1970	3	8075	N	N	32612 7TH PL S
013	555730	0060	3/11/02	172000	850	430	7	1982	3	10000	N	N	31804 10TH PL SW
013	555731	0260	6/24/02	177000	850	430	7	1982	3	7406	N	N	31624 9TH PL SW
013	555731	0220	9/3/02	164950	900	0	7	1981	3	6917	N	N	828 SW 317TH PL
013	416810	0150	3/7/03	165000	940	440	7	1963	3	10112	N	N	31435 12TH AV SW
013	555730	0070	5/7/02	184000	940	260	7	1982	4	7650	N	N	31802 10TH PL SW
013	555731	0180	5/15/02	186000	940	260	7	1981	3	6939	N	N	823 SW 316TH CT
013	555731	0320	3/18/03	192950	940	260	7	1981	3	7246	N	N	31619 9TH PL SW
013	555730	0220	12/9/03	197500	940	260	7	1980	3	6750	N	N	1017 SW 316TH PL
013	326070	0340	6/18/03	150000	950	0	7	1969	3	6600	N	N	32664 9TH PL S
013	337530	0050	7/25/03	191500	950	440	7	1981	3	8395	N	N	31629 1ST PL S
013	771620	0070	6/19/03	150000	960	620	7	1963	3	8460	N	N	30852 6TH PL SW
013	232970	0210	2/14/02	176000	960	500	7	1967	4	10509	N	N	30809 3RD AV S

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	039580	0410	2/25/03	154900	960	0	7	1966	4	8400	N	N	626 SW 302ND ST
013	091900	0065	10/23/02	185000	960	940	7	1967	3	11815	N	N	30439 10TH AV S
013	794170	0310	7/28/03	130000	970	0	7	1968	3	7200	N	N	31723 5TH AV S
013	794170	0010	2/20/02	139000	970	0	7	1968	3	7350	N	N	31614 6TH AV S
013	794150	0050	4/16/03	145950	970	0	7	1967	3	12000	N	N	31614 7TH PL S
013	232960	0060	7/2/03	152000	970	0	7	1964	4	8400	N	N	30415 3RD PL S
013	794160	0400	2/26/03	152250	970	0	7	1967	4	7128	N	N	31700 7TH AV S
013	794170	0380	7/30/02	153000	970	0	7	1968	4	7650	N	N	31714 5TH AV S
013	339210	0270	1/6/03	171000	970	970	7	1963	3	9000	N	N	30654 2ND AV S
013	794170	0080	6/4/02	148000	970	0	7	1968	3	7665	N	N	412 S 316TH PL
013	232970	0420	11/4/02	156700	970	0	7	1967	4	8400	N	N	30442 3RD AV S
013	339210	0130	7/9/02	149110	970	0	7	1965	3	8395	N	N	30650 1ST PL S
013	072104	9178	5/20/02	158247	970	0	7	1978	3	13503	N	N	1035 SW 308TH ST
013	794150	0020	9/17/03	159000	970	0	7	1967	4	7920	N	N	31634 7TH PL S
013	794170	0140	9/13/02	154490	970	0	7	1968	3	7200	N	N	449 S 316TH PL
013	091800	0045	5/13/03	162300	970	0	7	1963	4	9960	N	N	805 S 306TH ST
013	339180	0320	5/14/02	153000	970	0	7	1961	3	7200	N	N	30218 2ND AV S
013	556000	0170	4/26/02	156100	970	0	7	1961	3	8591	N	N	121 SW 304TH ST
013	232960	0320	6/24/02	158500	970	0	7	1963	3	8346	N	N	30523 4TH AV S
013	794170	0180	3/3/03	160000	970	0	7	1968	3	6825	N	N	610 S 317TH ST
013	794170	0120	12/10/03	170000	970	0	7	1968	4	7200	N	N	435 S 316TH PL
013	555770	0140	11/7/02	164000	970	0	7	1966	3	11468	N	N	31045 7TH AV SW
013	339210	0100	5/6/03	163800	970	0	7	1966	3	8395	N	N	30620 1ST PL S
013	232970	0170	5/19/03	164950	970	0	7	1966	3	9000	N	N	30623 3RD AV S
013	232960	0150	8/27/03	173000	970	0	7	1964	4	8625	N	N	327 S 306TH PL
013	232960	0070	9/18/03	173950	970	0	7	1964	4	8400	N	N	30423 3RD PL S
013	794160	0330	8/21/03	169000	970	0	7	1967	3	8075	N	N	31732 7TH AV S
013	339190	0330	12/18/03	225000	970	970	7	1963	3	8750	N	N	30451 1ST PL S
013	326070	0810	8/14/03	170000	980	0	7	1974	3	7455	N	N	32522 10TH PL S
013	039580	0330	9/4/03	175000	980	0	7	1966	4	8736	N	N	30319 6TH AV SW
013	794300	0140	11/12/03	212500	980	920	7	1985	3	7140	N	N	31415 3RD PL S

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	794300	0130	10/31/03	199300	980	0	7	1984	3	7650	N	N	31411 3RD PL S
013	609400	0250	2/27/02	154000	990	0	7	1959	4	11600	N	N	831 S 319TH PL
013	609400	0190	11/27/02	155000	990	0	7	1959	4	9450	N	N	858 S 318TH ST
013	091800	0016	8/25/03	159000	990	0	7	1964	4	10107	N	N	30426 8TH AV S
013	787520	0245	7/25/02	152500	1000	0	7	1955	3	9500	N	N	1254 S 315TH ST
013	794150	0150	7/26/02	164000	1000	0	7	1967	4	7560	N	N	31719 7TH PL S
013	858220	0150	9/2/03	175000	1000	0	7	1968	4	7200	N	N	818 S 314TH ST
013	072104	9170	8/21/02	176700	1010	500	7	1962	4	10088	N	N	31200 10TH PL SW
013	233730	0320	6/3/03	174000	1010	780	7	1960	3	10686	N	N	30108 2ND AV SW
013	339210	0290	7/12/02	160000	1010	0	7	1964	4	10450	N	N	30802 2ND AV S
013	064300	0120	9/23/02	178000	1010	620	7	1962	3	11060	N	N	30212 7TH AV S
013	174500	0140	9/23/03	179500	1010	1010	7	1967	3	7869	N	N	866 S 306TH ST
013	787500	0065	11/25/02	165000	1010	0	7	1954	4	10010	N	N	31207 13TH AV S
013	416810	0370	5/28/02	160000	1020	380	7	1963	3	9984	N	N	31609 13TH AV SW
013	178880	0370	6/3/03	149500	1020	0	7	1959	3	8330	N	N	622 SW 308TH ST
013	794180	0030	8/27/02	189300	1030	310	7	1984	3	7200	N	N	31630 4TH AV S
013	515370	0030	2/19/02	160000	1040	650	7	1973	3	7210	N	N	30331 10TH AV S
013	858800	0580	11/7/02	140000	1040	0	7	1956	3	9375	N	N	31526 13TH AV S
013	326070	0760	3/14/02	175000	1040	800	7	1975	3	6405	N	N	1005 S 327TH ST
013	326070	0930	2/20/02	154950	1040	0	7	1974	3	7020	N	N	32600 10TH AV S
013	858800	0590	7/7/03	167950	1040	0	7	1956	3	9375	N	N	31612 13TH AV S
013	555820	0180	3/25/02	147500	1060	0	7	1960	3	10125	N	N	31011 8TH AV SW
013	233730	0090	5/30/03	163000	1060	0	7	1960	3	9450	N	N	30143 2ND PL SW
013	787520	0145	11/8/02	164098	1060	0	7	1955	3	9375	N	N	31321 12TH PL S
013	555920	0261	7/28/03	175000	1060	0	7	1967	3	12500	N	N	31448 8TH AV SW
013	787540	0220	5/29/03	235000	1060	510	7	1963	5	9590	N	N	31320 10TH AV S
013	232970	0090	12/26/02	160950	1070	0	7	1967	4	8400	N	N	30443 3RD AV S
013	091900	0155	6/19/02	155000	1070	0	7	1963	3	11616	N	N	30657 11TH AV S
013	525980	0090	4/24/03	183000	1070	360	7	1984	3	9150	N	N	31005 11TH PL SW
013	794300	0120	10/28/02	212000	1070	750	7	1986	3	7560	N	N	31407 3RD PLS
013	358400	0340	6/30/03	173000	1070	0	7	1968	3	9450	N	N	1047 S 317TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	064310	0230	3/13/02	145700	1080	0	7	1967	3	7992	N	N	30302 6TH AV S
013	416810	0100	6/20/03	151235	1080	0	7	1963	3	10112	N	N	31452 13TH AV SW
013	555731	0270	11/18/03	171500	1080	0	7	1987	3	7488	N	N	31618 9TH PL SW
013	515390	0140	4/18/03	157000	1080	0	7	1967	3	5700	N	N	1002 S 301ST ST
013	024800	0140	8/6/03	197000	1080	770	7	1980	3	8383	N	N	847 SW 308TH ST
013	787540	0180	2/26/03	193400	1080	1040	7	1962	3	8240	N	N	31311 11TH PL S
013	024800	0080	11/26/02	210900	1080	650	7	1975	4	9600	N	N	30845 10TH AV SW
013	326070	0820	5/13/03	213900	1080	490	7	1974	4	6780	N	N	32516 10TH PL S
013	515390	0030	10/21/02	175000	1090	490	7	1974	3	7320	N	N	30106 11TH PL S
013	787540	0010	1/29/03	189500	1090	1010	7	1977	3	11008	N	N	31221 10TH AV S
013	555920	0055	7/12/03	251850	1090	1090	7	1964	3	12375	Y	Y	719 SW 312TH ST
013	515365	0100	5/12/03	194000	1090	0	7	1969	3	7250	N	N	30304 9TH AV S
013	515365	0090	4/22/03	214500	1090	400	7	1969	4	6300	N	N	30308 9TH AV S
013	104250	0010	12/17/03	227500	1090	530	7	1967	3	10782	N	N	403 S 305TH ST
013	337530	0260	6/9/03	187000	1100	520	7	1985	3	7700	N	N	31603 4TH AV S
013	337530	0080	7/2/03	210000	1100	500	7	1986	3	8051	N	N	124 S 316TH PL
013	039580	0290	9/12/03	169500	1120	0	7	1966	3	9548	N	N	30215 6TH AV SW
013	337530	0630	1/9/02	185000	1130	820	7	1980	3	8728	N	N	31720 3RD PL S
013	337530	0370	4/14/03	194000	1130	820	7	1980	3	8086	N	N	230 S 317TH PL
013	416810	0300	11/5/03	173000	1130	0	7	1963	4	10374	N	N	31458 12TH AV SW
013	039580	0350	3/12/03	169900	1140	0	7	1963	3	8400	N	N	522 SW 302ND ST
013	787520	0015	6/24/02	154500	1150	0	7	1955	3	7840	N	N	31308 13TH AV S
013	150241	0110	6/5/03	186000	1150	330	7	1974	3	8424	N	N	32128 8TH AV S
013	024800	0110	7/14/03	232000	1150	530	7	1976	3	11250	N	N	30815 10TH AV SW
013	150241	0140	4/1/03	220000	1150	330	7	1977	3	9480	N	N	32218 8TH AV S
013	337530	0180	4/22/02	188950	1160	280	7	1983	3	10195	N	N	31608 3RD PL S
013	082104	9253	3/26/03	165000	1160	0	7	1977	3	12196	N	N	31113 5TH AV S
013	416795	0200	10/21/02	195700	1160	0	7	1992	3	6263	N	N	31735 14TH WY SW
013	091900	0295	3/21/02	164950	1170	0	7	1966	3	9151	N	N	30445 11TH AV S
013	233730	0410	6/20/02	165000	1170	0	7	1959	3	9380	N	N	30118 2ND PL SW
013	091900	0180	2/27/02	180000	1170	0	7	1966	4	9241	N	N	30626 11TH AV S

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	358400	0120	7/17/03	162950	1170	0	7	1968	3	8640	N	N	1018 S 317TH ST
013	091900	0025	5/5/03	173500	1180	0	7	1963	3	9714	N	N	30625 10TH AV S
013	358400	0140	10/1/02	160000	1190	0	7	1968	3	9730	N	N	1004 S 317TH ST
013	555770	0070	4/15/03	168000	1190	0	7	1966	4	10500	N	N	30850 7TH AV SW
013	555770	0100	1/24/03	169950	1190	0	7	1966	4	10575	N	N	31010 7TH AV SW
013	358400	0030	5/13/03	176950	1190	0	7	1968	4	9450	N	N	1080 S 317TH ST
013	174510	0090	9/19/03	169900	1190	0	7	1967	3	7775	N	N	30447 8TH PL S
013	555770	0170	9/3/03	170000	1190	0	7	1966	3	9750	N	N	31019 7TH AV SW
013	555780	0290	10/15/03	204950	1190	570	7	1966	4	9600	N	N	31210 2ND AV SW
013	787520	0010	4/24/03	165950	1190	0	7	1955	3	7875	N	N	31302 13TH AV S
013	416810	0400	2/12/02	155000	1200	0	7	1963	3	9856	N	N	31455 13TH AV SW
013	232950	0330	6/20/03	205000	1200	210	7	1963	4	9890	N	N	410 S 305TH ST
013	609400	0040	8/21/03	201310	1200	800	7	1959	3	10800	N	N	31743 8TH AV S
013	787540	0090	2/22/02	155000	1210	0	7	1966	4	14080	N	N	1014 S 315TH ST
013	416810	0230	5/30/03	168000	1210	0	7	1963	3	10428	N	N	31402 12TH AV SW
013	787540	0250	7/8/02	179500	1210	0	7	1966	4	9250	N	N	31435 10TH AV S
013	174500	0160	5/15/02	178500	1210	0	7	1967	4	7644	N	N	30613 9TH AV S
013	174510	0160	11/13/03	177000	1210	0	7	1968	3	7429	N	N	30616 8TH PL S
013	064300	0150	4/2/03	175200	1220	300	7	1962	3	10500	N	N	30232 7TH AV S
013	232970	0040	8/13/03	153000	1230	0	7	1966	4	9266	N	N	30405 3RD AV S
013	232960	0350	1/21/03	172000	1230	0	7	1964	4	9282	N	N	30609 4TH AV S
013	416810	0410	8/24/02	163398	1230	0	7	1963	3	9856	N	N	31447 13TH AV SW
013	416810	0170	4/2/03	171950	1230	0	7	1963	4	10112	N	N	31419 12TH AV SW
013	416810	0420	2/21/02	176000	1230	0	7	1963	4	9856	N	N	31439 13TH AV SW
013	555780	0270	2/18/02	187500	1240	570	7	1963	3	12870	N	N	31226 2ND AV SW
013	515370	0160	7/18/02	174500	1240	0	7	1971	3	7700	N	N	30332 10TH AV S
013	178830	0140	12/19/03	174000	1240	0	7	1958	3	9600	N	N	30613 12TH PL SW
013	326070	0840	3/28/02	164000	1250	0	7	1974	4	8100	N	N	32504 10TH PL S
013	931500	0130	1/2/03	167000	1250	0	7	1967	4	8341	N	N	812 S 309TH PL
013	555732	0130	5/23/03	207500	1250	700	7	1994	3	6572	N	N	824 SW 318TH PL
013	072104	9118	7/18/02	172000	1250	0	7	1961	3	13939	N	N	31143 14TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	787520	0065	6/21/02	155000	1260	0	7	1955	3	9375	N	N	31368 13TH AV S
013	555732	0110	5/20/03	214000	1260	740	7	1994	3	6586	N	N	904 SW 318TH PL
013	326070	0710	10/9/02	172000	1260	0	7	1973	3	6405	N	N	901 S 327TH ST
013	555750	0170	11/8/02	180000	1260	0	7	1963	4	9595	N	N	31202 4TH AV SW
013	555780	0180	2/20/03	176950	1270	0	7	1997	3	8234	N	N	112 SW 312TH PL
013	555732	0160	10/22/02	205000	1270	730	7	1994	3	7192	N	N	829 SW 318TH PL
013	555732	0180	1/14/03	212750	1270	730	7	1994	3	6367	N	N	819 SW 318TH PL
013	064300	0250	9/26/02	195250	1270	670	7	1961	3	9900	N	N	519 S 302ND ST
013	327581	0040	7/19/02	152000	1270	0	7	1987	3	3881	N	N	31239 10TH CT SW
013	858800	0260	12/26/03	184000	1270	0	7	1968	4	13775	N	N	31513 10TH AV S
013	358400	0050	6/12/03	165350	1270	0	7	1968	3	8640	N	N	1064 S 317TH ST
013	787540	0055	6/25/03	171000	1270	0	7	1955	4	9375	N	N	1206 S 313TH ST
013	327581	0110	9/17/03	162950	1270	0	7	1987	3	4016	N	N	31250 10TH CT SW
013	794170	0050	9/24/03	160000	1280	0	7	1968	3	7665	N	N	434 S 316TH PL
013	794160	0090	11/18/03	169000	1280	0	7	1968	3	7178	N	N	613 S 316TH PL
013	339210	0120	7/26/02	159950	1290	0	7	1966	4	8395	N	N	30640 1ST PL S
013	064310	0240	2/1/02	165000	1290	0	7	1967	3	10350	N	N	526 S 303RD ST
013	525980	0440	11/13/02	174500	1290	0	7	1984	3	6604	N	N	1109 SW 311TH CT
013	525980	0190	1/29/03	190000	1290	0	7	1984	3	6200	N	N	30815 11TH AV SW
013	787540	0005	12/11/02	181000	1300	0	7	1995	3	10112	N	N	31215 10TH AV S
013	039580	0490	6/3/02	175000	1300	0	7	1966	4	8400	N	N	30312 8TH AV SW
013	858220	0060	6/19/03	172500	1300	0	7	1968	3	8850	N	N	31212 9TH AV S
013	337530	0070	6/20/02	224500	1300	1200	7	1986	3	11363	N	N	120 S 316TH PL
013	416800	0040	6/19/02	184950	1300	0	7	1962	3	14000	N	N	1218 SW 313TH ST
013	416795	0190	8/7/02	189950	1310	0	7	1992	3	7980	N	N	31741 14TH WY SW
013	609390	0010	9/25/03	174950	1320	0	7	1965	4	9240	N	N	32004 10TH AV S
013	858800	0100	6/27/02	152500	1330	0	7	1955	3	10800	N	N	31621 8TH AV S
013	064310	0050	1/16/02	160000	1330	0	7	1968	3	10530	N	N	30216 4TH AV S
013	858800	0130	1/14/03	167000	1330	0	7	1955	4	10140	N	N	31222 8TH AV S
013	787540	0135	9/17/02	168350	1340	0	7	1956	3	11625	N	N	31330 11TH PL S
013	150240	0170	4/4/03	179600	1340	0	7	1967	3	7904	N	N	1035 S 325TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	787540	0170	3/27/03	177000	1340	0	7	1955	3	8787	N	N	1129 S 313TH ST
013	337530	0230	8/26/02	188900	1350	0	7	1985	4	7700	N	N	31627 4TH AV S
013	416800	0140	5/7/03	173250	1350	0	7	1962	4	10400	N	N	1221 SW 313TH ST
013	091900	0015	5/29/02	167950	1350	0	7	1963	3	9607	N	N	30641 10TH AV S
013	609400	0090	10/23/02	196500	1350	0	7	1959	4	14904	N	N	31726 8TH AV S
013	525980	0160	12/8/03	228500	1350	660	7	1983	3	7888	N	N	30907 11TH AV SW
013	150240	0430	3/14/03	175000	1360	0	7	1967	3	11524	N	N	1020 S 324TH PL
013	174500	0010	12/11/03	177825	1370	0	7	1967	2	8080	N	N	30656 9TH AV S
013	025300	0330	5/6/02	150375	1380	0	7	1955	3	10400	N	N	30007 13TH AV S
013	025300	0310	5/20/02	174950	1380	0	7	1955	4	10350	N	N	30018 13TH AV S
013	525980	0290	6/25/02	203000	1380	330	7	1985	3	6502	N	N	30912 11TH AV SW
013	025300	0255	11/21/02	179500	1380	0	7	1954	3	12350	N	N	1311 S 303RD ST
013	150240	0390	6/9/03	183000	1380	0	7	1967	3	10062	N	N	1021 S 324TH PL
013	025300	0360	11/20/03	180450	1380	0	7	1955	3	10400	N	N	30207 13TH AV S
013	064300	0210	7/22/03	186000	1380	0	7	1960	3	9744	N	N	405 S 302ND ST
013	326070	0270	3/20/02	140000	1400	0	7	1969	3	7345	N	N	32663 9TH PL S
013	082104	9277	1/24/02	183000	1410	0	7	1959	3	50985	N	N	132 S 312TH ST
013	326070	0440	8/25/03	190000	1410	0	7	1974	3	6405	N	N	855 S 326TH ST
013	860340	0060	2/19/03	190657	1410	0	7	1959	3	9859	N	N	31227 7TH AV S
013	787540	0260	12/18/03	190000	1420	0	7	1962	3	7750	N	N	31503 10TH AV S
013	025300	0365	6/24/03	178950	1420	0	7	1955	3	10400	N	N	30217 13TH AV S
013	150240	0320	1/23/02	167150	1430	0	7	1967	3	9309	N	N	1012 S 325TH ST
013	150240	0320	7/7/03	170000	1430	0	7	1967	3	9309	N	N	1012 S 325TH ST
013	337530	0610	9/23/03	236000	1430	960	7	1980	4	8550	N	N	31713 3RD PLS
013	326070	0020	12/21/02	176500	1440	0	7	1975	3	7316	N	N	32511 7TH PL S
013	416795	0230	8/29/02	198950	1450	0	7	1991	3	7623	N	N	31703 14TH WY SW
013	082104	9204	7/15/02	212000	1470	580	7	1966	3	13503	N	N	31110 6TH AV S
013	358400	0220	3/7/02	165000	1480	0	7	1968	3	8640	N	N	1053 S 316TH ST
013	858800	0150	12/19/02	173000	1480	0	7	1955	4	10151	N	N	31250 8TH AV S
013	858800	0065	1/16/03	179950	1480	0	7	1955	4	12150	N	N	31439 8TH AV S
013	326070	0280	10/13/03	192500	1490	0	7	1969	3	11200	N	N	32657 9TH PL S

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	787540	0155	12/9/03	195000	1490	0	7	1957	3	7200	N	N	31306 11TH PL S
013	794150	0080	10/17/03	185000	1500	0	7	1967	3	12000	N	N	31615 7TH PL S
013	609400	0200	3/10/03	175000	1510	0	7	1959	3	9240	N	N	862 S 318TH ST
013	150241	0360	7/25/03	189950	1510	0	7	1977	3	8300	N	N	32425 7TH PL S
013	326070	0990	10/14/02	185000	1520	0	7	1975	3	7020	N	N	846 S 326TH ST
013	515365	0020	3/20/03	176250	1540	0	7	1969	4	7200	N	N	30348 9TH AV S
013	174500	0150	2/26/03	175000	1540	0	7	1967	3	7530	N	N	30605 9TH AV S
013	025300	0115	8/18/03	195000	1540	0	7	1955	3	14934	N	N	1329 S 302ND ST
013	794160	0160	3/15/02	149950	1550	0	7	1967	3	7500	N	N	31729 7TH AV S
013	150241	0280	4/23/02	163000	1560	0	7	1973	4	9120	N	N	714 S 325TH ST
013	609400	0290	2/19/03	167000	1560	0	7	1959	4	8970	N	N	839 S 318TH ST
013	787500	0085	9/11/03	189520	1560	0	7	1954	4	11880	N	N	31220 13TH AV S
013	555990	0150	8/14/03	182500	1580	0	7	1994	3	6386	N	N	833 SW 313TH CT
013	416795	0140	10/6/03	212000	1580	0	7	1992	3	11803	N	N	31811 14TH WY SW
013	745080	0060	6/14/02	176000	1590	0	7	1977	3	10800	N	N	508 SW 317TH PL
013	794170	0320	7/10/02	188000	1590	0	7	1968	3	7500	N	N	416 S 318TH PL
013	072104	9174	9/25/02	172950	1600	0	7	1961	4	17424	N	N	31132 14TH AV SW
013	556050	0030	9/19/02	210000	1610	0	7	1986	3	7277	N	N	812 SW 314TH PL
013	794160	0020	9/4/03	184950	1610	0	7	1967	3	7268	N	N	31612 7TH AV S
013	416810	0260	4/22/02	174950	1620	0	7	1963	4	10296	N	N	31426 12TH AV SW
013	787540	0095	6/5/02	169950	1630	0	7	1966	4	9410	N	N	1004 S 315TH ST
013	787500	0020	5/28/02	167500	1630	0	7	1970	3	8892	N	N	1015 S 312TH ST
013	064300	0070	12/20/02	199950	1630	0	7	1960	3	10500	N	N	520 S 302ND ST
013	555730	0440	4/11/02	185000	1640	0	7	1983	3	7200	N	N	31813 10TH PL SW
013	150240	0010	3/26/03	183200	1670	0	7	1966	4	10192	N	N	1010 S 322ND PL
013	416810	0240	2/26/02	175000	1690	0	7	1963	3	10032	N	N	31410 12TH AV SW
013	025300	0295	4/2/02	175000	1710	0	7	1955	4	10350	N	N	30042 13TH AV S
013	555990	0180	12/4/03	190000	1750	0	7	1993	3	7597	N	N	807 SW 313TH CT
013	084850	0020	5/17/02	179900	1750	0	7	1999	3	2899	N	N	31190 3RD CT S
013	327581	0100	6/16/03	160000	1760	0	7	1987	3	3080	N	N	31252 10TH CT SW
013	515320	0556	5/15/02	200500	1770	0	7	1960	4	32040	N	N	905 SW DASH POINT RD

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	039580	0070	12/17/02	183447	1780	0	7	1965	3	8624	N	N	30212 6TH AV SW
013	556050	0110	8/19/03	214250	1780	0	7	1985	3	7200	N	N	918 SW 314TH PL
013	555820	0256	12/9/02	185000	1800	0	7	1971	3	9500	N	N	31105 8TH AV SW
013	787540	0075	8/14/03	198700	1800	0	7	1956	3	9289	N	N	31224 10TH AV S
013	556050	0260	6/17/02	212500	1820	0	7	1986	3	6666	N	N	31428 11TH PL SW
013	555780	0170	12/29/03	205000	1820	0	7	1964	4	10605	N	N	108 SW 312TH PL
013	025300	0285	8/26/03	167400	1880	0	7	1955	3	10350	N	N	30033 14TH AV S
013	555990	0080	5/16/03	234900	1880	0	7	1993	3	6160	N	N	918 SW 313TH CT
013	337530	0110	7/29/03	161000	1900	0	7	1981	2	11400	N	N	202 S 316TH PL
013	025300	0100	3/18/02	169000	1950	0	7	1954	3	10400	N	N	1423 S 302ND ST
013	025300	0320	11/21/02	160000	1950	0	7	1955	3	10350	N	N	30002 13TH AV S
013	326070	0880	7/16/03	200000	2070	0	7	1974	4	7128	N	N	1016 S 327TH ST
013	858800	0265	10/3/03	212000	2140	0	7	1955	4	10752	N	N	807 S 316TH ST
013	064310	0080	8/22/02	189000	2500	0	7	1989	3	8500	N	N	30225 5TH AV S
013	515390	0320	6/10/03	265000	2840	0	7	1990	3	8100	N	N	1027 S 301ST ST
013	858800	0290	5/14/03	245000	2850	0	7	1969	3	11700	N	N	816 S 317TH ST
013	091900	0150	4/10/03	202175	3330	0	7	1965	3	10500	N	N	30649 11TH AV S
013	555750	0260	6/4/02	209000	1120	540	8	1963	4	9579	N	N	213 SW 313TH ST
013	241330	0510	6/21/02	185000	1230	510	8	1978	3	7070	N	N	30638 4TH AV S
013	241330	0500	7/11/03	211000	1230	860	8	1978	3	7140	N	N	30632 4TH AV S
013	241330	0030	4/29/03	222000	1230	820	8	1977	3	8000	N	N	31112 5TH WY S
013	241330	0930	12/10/03	235000	1230	650	8	1977	3	6500	N	N	30917 5TH PL S
013	241330	0820	11/26/02	183000	1380	0	8	1980	3	7875	N	N	415 S 306TH ST
013	241330	0640	4/22/03	196000	1410	0	8	1979	3	7210	N	N	30625 5TH PL S
013	241330	0220	5/15/03	202000	1460	390	8	1978	3	6650	N	N	30812 4TH PL S
013	241330	0010	6/10/02	179950	1480	0	8	1977	3	8800	N	N	31120 5TH WY S
013	150241	0330	5/20/03	214000	1500	330	8	1978	3	10332	N	N	709 S 325TH ST
013	241330	0560	9/22/03	240000	1630	720	8	1978	3	7210	N	N	418 S 308TH ST
013	416796	0160	3/21/03	210000	1800	0	8	1993	3	10693	N	N	31728 12TH PL SW
013	241330	0690	1/3/02	214000	1800	400	8	1979	3	7210	N	N	30612 4TH PL S
013	416796	0010	9/11/02	229950	1840	0	8	1992	3	6100	N	N	1220 SW 317TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	556050	0160	6/25/02	225000	1850	0	8	1986	3	8580	N	N	1014 SW 314TH PL
013	667265	0320	5/16/02	239950	1870	0	8	1995	3	6205	N	N	30904 2ND AV S
013	416796	0370	3/22/02	234950	1920	0	8	1992	3	9625	N	N	1233 SW 318TH ST
013	556050	0230	8/20/02	217777	1940	0	8	1986	3	7224	N	N	31427 11TH PL SW
013	667265	0080	8/25/03	235500	1950	0	8	1994	3	7639	N	N	30827 3RD PL S
013	416796	0390	11/1/02	193000	2030	0	8	1993	3	6602	N	N	1238 SW 318TH ST
013	416796	0310	3/27/02	229950	2030	0	8	1993	3	8287	N	N	31747 12TH PL SW
013	241330	0750	7/25/03	252950	2040	0	8	1979	4	6440	N	N	30650 4TH PL S
013	241330	0740	2/4/03	209950	2070	0	8	1979	3	8000	N	N	30646 4TH PL S
013	416796	0180	6/12/03	237500	2080	0	8	1993	3	6380	N	N	1132 SW 318TH PL
013	416796	0460	6/12/02	241000	2080	0	8	1992	3	8550	N	N	31719 12TH PL SW
013	241330	0210	3/4/02	192500	2100	0	8	1978	3	7125	N	N	30820 4TH PL S
013	241330	0540	3/26/02	199500	2100	0	8	1978	3	8000	N	N	406 S 308TH ST
013	241330	0100	4/29/03	213500	2100	0	8	1977	3	5950	N	N	30936 5TH PL S
013	556050	0180	6/6/02	238950	2120	0	8	1986	3	6521	N	N	31416 11TH PL SW
013	416796	0130	1/23/02	230000	2150	0	8	1993	3	7729	N	N	31710 12TH PL SW
013	556050	0170	2/7/02	224950	2160	0	8	1986	3	9151	N	N	1020 SW 314TH PL
013	556050	0220	11/22/02	204000	2170	0	8	1986	3	7224	N	N	31421 11TH PL SW
013	667265	0450	4/19/03	247000	2180	0	8	1995	3	7793	N	N	30814 1ST PL S
013	179010	0060	1/19/03	210000	2200	0	8	1965	3	16875	N	N	1805 SW 317TH PL
013	150240	0090	4/9/03	275000	2220	0	8	1966	4	10695	N	N	32306 10TH PL S
013	241330	0660	9/26/03	235000	2240	0	8	1979	3	7210	N	N	30611 5TH PL S
013	667265	0030	7/12/02	251000	2260	0	8	1994	3	7464	N	N	30828 3RD PL S
013	556050	0270	4/23/02	236000	2290	0	8	1986	3	8795	N	N	1019 SW 314TH PL
013	667265	0470	3/25/03	301900	2310	0	8	1997	3	8286	N	N	128 S 309TH ST
013	667265	0510	9/9/03	293900	2420	0	8	1997	3	7205	N	N	30819 2ND AV S
013	795450	0080	8/20/03	286000	2600	0	8	1989	3	8986	N	N	30134 3RD PL S
013	667265	0070	11/15/02	285000	3180	0	8	1994	3	8805	N	N	30821 3RD PL S
017	894500	0430	7/1/03	144500	820	0	6	1962	3	8424	N	N	2403 SW 331ST ST
017	894520	0120	5/13/02	141950	860	0	6	1962	4	9000	N	N	2605 SW 327TH ST
017	894510	0420	3/27/02	144000	860	0	6	1962	4	8563	N	N	2409 SW 328TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	894520	0030	12/18/03	153350	860	0	6	1964	4	8400	N	N	2729 SW 327TH ST
017	894510	0390	9/25/03	160000	860	0	6	1962	4	9327	N	N	2303 SW 328TH ST
017	894520	0250	12/27/02	167000	880	880	6	1962	4	6050	N	N	32810 26TH PL SW
017	894520	0070	5/22/02	143900	880	0	6	1962	3	8400	N	N	2635 SW 327TH ST
017	894520	0090	8/22/03	144950	880	0	6	1962	3	8400	N	N	2623 SW 327TH ST
017	894530	0270	12/11/03	165450	890	0	6	1966	3	8820	N	N	2656 SW 332ND ST
017	932090	1330	3/21/02	91870	900	0	6	1969	3	3230	N	N	33305 22ND PL SW
017	932090	0690	7/29/02	105000	900	0	6	1969	4	4524	N	N	2208 SW 333RD ST
017	932090	0630	2/12/02	109975	900	0	6	1969	4	2960	N	N	33258 22ND CT SW
017	932090	0200	7/15/03	110000	900	0	6	1969	3	3000	N	N	33415 25TH AV SW
017	932090	0770	8/21/03	103000	900	0	6	1976	2	3400	N	N	2320 SW 333RD ST
017	932090	0620	2/28/03	115000	900	0	6	1969	3	3360	N	N	33262 22ND CT SW
017	932090	1350	9/16/03	117000	900	0	6	1969	3	3570	N	N	33309 22ND PL SW
017	932090	0780	11/7/03	122000	900	0	6	1976	3	3400	N	N	2324 SW 333RD ST
017	932090	0230	12/23/03	110000	900	0	6	1969	2	3150	N	N	33414 25TH AV SW
017	932090	0090	5/6/03	135000	900	0	6	1977	4	3400	N	N	33407 26TH AV SW
017	932090	0260	11/6/02	134000	900	0	6	1969	3	4400	N	N	33402 25TH AV SW
017	932090	0130	9/15/03	144950	900	0	6	1977	3	3444	N	N	33416 26TH AV SW
017	894510	0120	9/2/03	137000	920	0	6	1962	4	8760	N	N	2218 SW 328TH ST
017	894510	0400	12/4/03	146200	920	0	6	1962	3	8563	N	N	2311 SW 328TH ST
017	894510	0100	7/25/03	149950	920	0	6	1962	3	8760	N	N	2308 SW 328TH ST
017	932090	0720	3/28/03	110000	950	0	6	1978	3	3400	N	N	2300 SW 333RD ST
017	932090	0830	8/28/02	134000	950	0	6	1978	4	3400	N	N	2504 SW 333RD ST
017	932090	0880	7/18/03	140000	950	0	6	1978	4	3230	N	N	2511 SW 333RD ST
017	010060	0560	6/20/02	150500	970	0	6	1970	3	7504	N	N	33322 28TH PL SW
017	932090	0170	2/20/02	105000	980	0	6	1977	3	3612	N	N	33403 25TH AV SW
017	932090	0030	12/6/02	132500	980	0	6	1977	3	3230	N	N	33303 26TH AV SW
017	894500	0790	4/18/02	149950	1020	0	6	1962	4	10500	N	N	2219 SW 329TH PL
017	894500	0090	12/23/02	154448	1020	0	6	1962	3	8588	N	N	2227 SW 332ND ST
017	894500	0750	5/23/03	157500	1020	0	6	1962	5	8500	N	N	2206 SW 329TH PL
017	894510	0440	3/22/02	145000	1060	0	6	1962	4	8563	N	N	2425 SW 328TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	894500	0040	6/7/02	150000	1080	0	6	1962	3	9545	N	N	2421 SW 332ND ST
017	894500	0360	10/10/02	153750	1080	0	6	1962	3	8160	N	N	2422 SW 332ND ST
017	894520	0020	10/8/03	155000	1080	0	6	1964	3	8400	N	N	2737 SW 327TH ST
017	894500	0590	4/16/03	163500	1120	0	6	1962	4	10486	N	N	33018 26TH AV SW
017	894520	0280	2/25/03	170000	1180	0	6	1962	4	12000	N	N	32805 26TH PL SW
017	242103	9078	1/9/02	148000	1250	0	6	1947	3	16117	N	N	34725 21ST AV SW
017	132103	9060	10/1/02	161000	1560	0	6	1999	3	8988	N	N	32315 21ST AV SW
017	894520	0080	6/21/02	157500	1580	0	6	1962	3	8400	N	N	2629 SW 327TH ST
017	502945	1230	6/4/03	168000	820	610	7	1980	3	8036	N	N	2707 SW 344TH PL
017	894500	1070	5/31/02	145000	820	0	7	1962	4	9546	N	N	2401 SW 329TH ST
017	438800	0030	1/14/02	135900	890	0	7	1970	3	6993	N	N	31340 33RD AV SW
017	109960	0260	2/27/03	145950	900	0	7	1970	3	6400	N	N	33217 35TH AV SW
017	010060	0570	10/2/02	167000	900	460	7	1976	3	7370	N	N	2681 SW 333RD PL
017	010060	0810	9/23/02	167500	900	430	7	1975	3	8000	N	N	33415 28TH PL SW
017	858120	0460	7/12/02	154000	900	0	7	1976	3	7000	N	N	3328 SW 340TH PL
017	010060	0230	6/27/02	174000	900	460	7	1976	3	7500	N	N	2650 SW 334TH PL
017	010060	0630	4/3/03	178200	900	400	7	1976	3	7878	N	N	2653 SW 333RD PL
017	327900	0300	7/24/03	172500	910	500	7	1979	3	10486	N	N	33434 40TH AV SW
017	502945	0630	8/6/03	192500	920	900	7	1983	3	7600	N	N	34919 26TH CT SW
017	894510	0240	1/24/02	137000	940	0	7	1962	3	8364	N	N	32835 22ND AV SW
017	109961	1240	8/21/02	167500	940	0	7	1976	3	6400	N	N	33215 36TH AV SW
017	109960	0570	12/12/02	148005	950	0	7	1970	3	8140	N	N	33508 37TH AV SW
017	858120	0370	6/5/03	159990	950	0	7	1971	3	7772	N	N	3204 SW 341ST ST
017	873204	0260	12/17/03	204000	950	870	7	1981	3	7478	N	N	4232 SW 328TH CT
017	109960	0480	12/4/03	144000	960	0	7	1969	3	8858	N	N	33550 36TH AV SW
017	894530	0240	2/26/03	164900	960	0	7	1963	4	8346	N	N	2737 SW 331ST ST
017	896590	0030	11/14/03	176000	960	0	7	1968	4	9808	N	N	2420 SW 326TH ST
017	894530	0020	9/23/02	152000	970	330	7	1966	3	8470	N	N	33019 29TH AV SW
017	894520	0630	4/29/02	142500	970	0	7	1966	4	8580	N	N	32725 28TH AV SW
017	132103	9078	8/20/02	142150	970	0	7	1967	3	9450	N	N	33227 26TH AV SW
017	638515	0160	7/3/02	168500	970	550	7	1985	3	7000	N	N	34239 36TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	894510	0260	3/13/02	143350	970	0	7	1962	3	8580	N	N	32819 22ND AV SW
017	894430	0790	6/5/02	145000	970	0	7	1967	3	7800	N	N	2629 SW 332ND ST
017	894520	0650	12/19/02	160845	970	0	7	1966	4	8030	N	N	32811 28TH AV SW
017	502945	0750	7/7/03	175000	970	470	7	1980	3	7392	N	N	2651 SW 350TH ST
017	894500	0660	3/18/02	147000	970	0	7	1962	3	8400	N	N	2247 SW 330TH ST
017	894520	0790	7/30/02	155000	970	0	7	1963	4	9520	N	N	32905 28TH AV SW
017	894520	0700	6/18/02	169800	970	480	7	1966	3	8775	N	N	32770 29TH AV SW
017	894520	0610	7/21/03	179000	970	500	7	1966	4	8395	N	N	32711 28TH AV SW
017	894430	0540	9/3/02	152450	970	0	7	1968	3	7700	N	N	33275 26TH PL SW
017	894520	0450	5/6/03	160000	970	0	7	1966	4	8470	N	N	32814 28TH AV SW
017	894520	0670	10/28/03	153000	970	0	7	1966	3	7840	N	N	32808 29TH AV SW
017	502945	0230	3/26/03	180000	970	470	7	1981	3	7000	N	N	2601 SW 347TH ST
017	894430	0160	11/21/02	162000	970	0	7	1967	4	7215	N	N	2901 SW 332ND PL
017	894430	0020	9/18/02	155000	970	0	7	1967	3	7854	N	N	2664 SW 332ND ST
017	894430	0740	7/29/02	155000	970	0	7	1967	3	8000	N	N	2667 SW 332ND ST
017	010060	0880	9/11/02	163000	970	0	7	1968	4	7622	N	N	33515 28TH AV SW
017	502945	0470	10/23/03	184000	970	470	7	1980	3	7210	N	N	2627 SW 348TH PL
017	894530	0480	7/29/03	154950	970	0	7	1967	3	7875	N	N	33211 26TH AV SW
017	894430	0150	7/3/03	157000	970	0	7	1967	3	7128	N	N	2909 SW 332ND PL
017	894530	0050	10/10/03	160000	970	0	7	1966	3	8470	N	N	33036 29TH AV SW
017	894430	0670	5/29/03	164000	970	0	7	1968	3	8000	N	N	33205 26TH PL SW
017	894430	0060	10/23/03	164950	970	0	7	1967	3	8030	N	N	33119 28TH AV SW
017	010060	0580	9/17/03	165000	970	0	7	1970	3	7370	N	N	2675 SW 333RD PL
017	894530	0040	8/2/02	185500	970	320	7	1966	3	8470	N	N	33037 29TH AV SW
017	894430	0510	12/26/03	163500	970	0	7	1968	3	7475	N	N	33251 26TH PL SW
017	894430	0040	10/8/03	165900	970	0	7	1967	3	6650	N	N	2710 SW 332ND PL
017	894430	0750	10/15/03	171795	970	0	7	1967	3	7000	N	N	2661 SW 332ND ST
017	894430	0220	11/11/03	175000	970	0	7	1967	3	7820	N	N	33251 27TH AV SW
017	921151	0640	7/22/02	179950	990	910	7	1979	3	7200	N	N	33703 40TH CT SW
017	894510	0140	2/21/03	157950	990	0	7	1962	3	8760	N	N	2202 SW 328TH ST
017	894510	0280	6/12/03	144950	990	0	7	1962	2	8826	N	N	2207 SW 328TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	502945	0910	8/28/02	167000	1000	960	7	1980	3	7000	N	N	2648 SW 351ST PL
017	211551	0340	2/22/02	178100	1000	720	7	1983	3	8755	N	N	31607 45TH PL SW
017	502945	0600	3/13/02	178000	1000	360	7	1980	3	8162	N	N	34920 26TH CT SW
017	502945	0790	1/17/03	175000	1000	100	7	1980	3	8800	N	N	2634 SW 351ST ST
017	502945	0940	12/10/03	202000	1000	480	7	1980	4	7070	N	N	2632 SW 351ST PL
017	211551	0010	8/5/03	223750	1000	700	7	1983	3	8549	N	N	4621 SW 317TH PL
017	109960	0220	10/29/02	152000	1010	0	7	1971	3	6400	N	N	33316 35TH AV SW
017	109961	0670	10/2/02	153000	1010	0	7	1971	3	6968	N	N	33480 38TH AV SW
017	502945	0780	3/22/02	160000	1020	420	7	1980	3	7000	N	N	2640 SW 351ST ST
017	438800	0120	2/5/03	160000	1040	1150	7	1977	3	6906	N	N	31435 32ND AV SW
017	010060	1080	10/28/02	168750	1040	520	7	1976	3	7412	N	N	33517 29TH PL SW
017	858120	0300	2/22/02	165000	1040	0	7	1977	4	7705	N	N	34020 32ND AV SW
017	502945	0220	6/2/03	180000	1040	480	7	1981	3	6900	N	N	2609 SW 347TH ST
017	502945	1070	4/2/03	186000	1040	480	7	1980	3	6650	N	N	34803 27TH AV SW
017	502945	0560	9/9/03	190600	1040	400	7	1980	3	7280	N	N	2608 SW 349TH PL
017	502945	0410	11/13/03	190750	1040	480	7	1980	3	6760	N	N	34734 26TH PL SW
017	010060	1170	6/18/03	200000	1040	520	7	1975	3	7800	N	N	33504 28TH AV SW
017	109961	0810	1/31/03	175500	1050	750	7	1976	3	7000	N	N	33232 39TH AV SW
017	010060	0190	4/9/03	166000	1050	0	7	1969	3	10561	N	N	2611 SW 333RD PL
017	109976	0010	5/13/03	199950	1050	450	7	1975	3	9700	N	N	32945 33RD AV SW
017	502945	0310	12/18/02	160000	1060	0	7	1980	3	7500	N	N	2646 SW 348TH PL
017	502945	0700	6/24/02	161750	1060	0	7	1980	3	7392	N	N	2650 SW 350TH ST
017	638660	0290	4/23/02	185000	1060	1060	7	1967	3	7776	N	N	2436 SW 325TH ST
017	797200	0050	7/28/03	195000	1060	450	7	1976	4	9600	N	N	34419 30TH AV SW
017	502945	0760	11/4/02	167500	1060	0	7	1980	3	7800	N	N	2652 SW 351ST ST
017	109961	0770	10/31/02	156000	1070	0	7	1974	3	7380	N	N	33483 38TH AV SW
017	211551	0440	2/19/03	184000	1080	720	7	1985	3	8660	N	N	31520 47TH AV SW
017	873204	0430	2/14/02	191500	1080	340	7	1981	3	20885	N	N	4223 SW 329TH PL
017	873204	0300	1/11/02	185000	1080	440	7	1981	3	7542	N	N	4225 SW 328TH CT
017	502945	0120	5/2/03	188500	1080	450	7	1982	3	7500	N	N	34524 27TH AV SW
017	921151	0720	8/8/02	184950	1080	400	7	1978	3	7000	N	N	3919 SW 337TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	109961	0630	11/22/02	187000	1080	530	7	1976	3	7810	N	N	33467 37TH PL SW
017	873213	0440	8/14/03	195000	1080	470	7	1978	3	8625	N	N	3607 SW 331ST ST
017	873204	0360	10/21/03	199950	1080	440	7	1981	3	8366	N	N	4212 SW 329TH PL
017	638515	0120	6/20/03	199500	1080	400	7	1979	3	7000	N	N	34255 36TH PL SW
017	109961	0580	12/20/02	175000	1090	750	7	1976	3	11790	N	N	33460 37TH PL SW
017	011460	0070	2/5/02	167000	1090	520	7	1968	3	9628	N	N	34507 28TH PL SW
017	109961	0290	12/24/02	169500	1090	380	7	1976	3	6825	N	N	33502 39TH AV SW
017	858120	0280	7/24/02	189950	1090	500	7	1977	4	7725	N	N	3104 SW 341ST ST
017	873204	0380	1/30/02	189950	1090	280	7	1981	3	9583	N	N	4234 SW 329TH PL
017	242103	9090	11/18/03	180000	1090	0	7	1980	3	30927	N	N	34733 21ST AV SW
017	858120	0270	9/25/03	194500	1090	600	7	1977	3	7210	N	N	34017 31ST AV SW
017	109960	0140	7/16/02	194500	1090	900	7	1969	4	7500	N	N	33516 35TH AV SW
017	921150	0650	9/4/03	200000	1090	400	7	1978	3	6780	N	N	3621 SW 339TH PL
017	211551	0460	10/8/02	182850	1100	480	7	1985	3	8820	N	N	31421 46TH PL SW
017	873195	0970	10/29/03	198000	1100	500	7	1975	3	7857	N	N	32541 36TH AV SW
017	327900	0610	9/9/03	190500	1110	260	7	1979	3	9922	N	N	4031 SW 334TH PL
017	921150	0180	11/7/02	173000	1120	400	7	1978	3	9760	N	N	3600 SW 338TH PL
017	921150	0600	8/15/03	189950	1120	750	7	1978	3	6860	N	N	33819 36TH AV SW
017	797200	0200	5/5/03	189000	1120	600	7	1978	3	7208	N	N	34434 30TH AV SW
017	615100	0010	9/12/03	166000	1120	0	7	1990	3	7458	N	N	34207 38TH PL SW
017	330620	0260	9/11/02	187000	1120	1020	7	1963	3	10455	N	N	2313 SW 339TH ST
017	638670	0360	4/11/02	205000	1120	810	7	1975	3	7644	N	N	32529 24TH AV SW
017	109960	0510	8/12/02	149900	1130	0	7	1971	3	5684	N	N	33563 36TH AV SW
017	109960	0500	3/25/02	160000	1130	0	7	1969	3	7275	N	N	33559 36TH AV SW
017	109975	0610	4/30/02	186350	1130	500	7	1973	3	7900	N	N	32800 35TH AV SW
017	109960	0030	4/10/03	172950	1130	0	7	1970	3	7840	N	N	33802 35TH AV SW
017	109960	0530	12/2/03	181350	1130	0	7	1970	4	6400	N	N	33575 36TH AV SW
017	109961	0390	7/3/02	181950	1130	0	7	1970	3	10925	N	N	3737 SW 335TH CT
017	109961	0350	8/2/03	179000	1130	0	7	1970	3	7194	N	N	3730 SW 335TH CT
017	615100	0110	5/8/02	160000	1140	0	7	1990	3	7840	N	N	34218 38TH PL SW
017	438801	0430	3/20/02	165000	1140	0	7	1975	4	6325	N	N	31427 31ST AV SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	638670	0400	7/26/02	174350	1140	570	7	1973	3	8560	N	N	32536 24TH AV SW
017	921152	0110	8/8/02	190000	1140	320	7	1989	3	8628	N	N	4265 SW 337TH PL
017	438800	0230	2/22/02	160000	1140	0	7	1971	3	6963	N	N	3025 SW 317TH PL
017	109961	0750	7/19/02	169135	1140	0	7	1976	3	7200	N	N	33469 38TH AV SW
017	010920	0320	4/22/02	192000	1140	380	7	1984	3	5880	N	N	2607 SW 340TH PL
017	010921	0030	7/25/03	197000	1140	280	7	1985	3	7210	N	N	34114 30TH AV SW
017	327900	0590	10/13/03	203300	1140	440	7	1980	3	7134	N	N	4023 SW 334TH PL
017	957480	0009	4/19/02	229000	1140	1120	7	1964	3	43560	N	N	2128 SW 347TH ST
017	957480	0009	6/21/02	229000	1140	1120	7	1964	3	43560	N	N	2128 SW 347TH ST
017	954280	0620	10/6/03	195597	1150	500	7	1977	3	7700	N	N	33512 33RD PL SW
017	109961	1010	8/25/03	154478	1160	0	7	1975	3	6400	N	N	33222 37TH PL SW
017	176110	0090	2/7/02	192950	1160	310	7	1985	3	7210	N	N	2312 SW 349TH PL
017	010060	1010	4/15/03	205000	1160	1140	7	1976	3	7410	N	N	33324 29TH PL SW
017	109961	1360	4/1/03	173000	1160	0	7	1976	3	6400	N	N	33214 36TH AV SW
017	109976	0310	2/20/03	214300	1160	700	7	1976	3	6000	N	N	33214 35TH AV SW
017	010060	0540	8/15/03	226497	1160	1110	7	1976	3	7370	N	N	33400 28TH PL SW
017	894530	0200	5/31/02	155900	1170	0	7	1966	4	8816	N	N	2709 SW 331ST ST
017	176110	0010	1/14/03	189900	1170	360	7	1984	3	8912	N	N	2104 SW 349TH PL
017	330630	0080	5/20/02	175000	1170	0	7	1968	4	9728	N	N	34005 23RD AV SW
017	109975	0430	6/30/03	208000	1170	530	7	1974	3	7700	N	N	3316 SW 329TH CT
017	954280	0980	5/15/02	187500	1180	700	7	1978	3	8190	N	N	33121 30TH AV SW
017	894510	0540	2/28/03	145000	1180	0	7	1962	3	10266	N	N	2418 SW 329TH ST
017	954280	1990	6/21/02	188500	1180	700	7	1978	3	7632	N	N	32916 30TH AV SW
017	438800	0240	8/9/02	169990	1180	0	7	1977	4	6730	N	N	3017 SW 317TH PL
017	858120	0160	9/10/03	179950	1180	0	7	1977	4	7000	N	N	3113 SW 341ST ST
017	921151	0500	8/6/03	207500	1180	800	7	1978	3	7140	N	N	3935 SW 336TH PL
017	109975	0570	1/17/02	200000	1180	520	7	1969	3	7735	N	N	3316 SW 329TH ST
017	011460	0230	8/29/02	157000	1190	0	7	1968	4	11210	N	N	2715 SW 345TH PL
017	894500	0840	12/10/02	152000	1190	0	7	1962	4	8424	N	N	2212 SW 330TH ST
017	109976	0350	5/14/02	171500	1190	290	7	1975	3	8400	N	N	3405 SW 333RD ST
017	894520	0550	12/26/02	176400	1190	970	7	1966	3	8250	N	N	2710 SW 328TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873190	2390	2/27/03	160000	1190	0	7	1968	2	6642	N	N	32104 40TH AV SW
017	109976	0210	2/9/03	198400	1190	220	7	1975	3	6720	N	N	33217 33RD AV SW
017	921152	0100	5/12/03	228000	1190	590	7	1989	3	9786	N	N	4272 SW 337TH PL
017	109961	1070	6/23/03	227200	1190	500	7	1977	3	6400	N	N	33215 37TH AV SW
017	921150	0050	12/19/02	170000	1200	500	7	1978	3	5700	N	N	33808 35TH PL SW
017	894500	0250	5/2/02	142500	1200	0	7	1962	3	8670	N	N	33015 22ND AV SW
017	921151	0810	8/21/02	186000	1200	550	7	1979	3	5984	N	N	3856 SW 339TH ST
017	010921	0120	1/8/03	174950	1200	0	7	1986	3	7200	N	N	2810 SW 341ST CT
017	502946	0370	8/15/02	198500	1200	400	7	1984	3	6970	N	N	2740 SW 347TH PL
017	921152	0150	9/19/03	214500	1200	630	7	1989	3	9485	N	N	4235 SW 337TH PL
017	873213	1330	6/24/03	217000	1200	500	7	1978	4	7840	N	N	3803 SW 330TH PL
017	954280	0580	8/27/03	209500	1200	500	7	1977	3	8250	N	N	33612 33RD PL SW
017	951090	0220	11/13/03	186100	1200	0	7	1968	3	7275	N	N	3330 SW 327TH PL
017	330620	0060	9/9/03	231950	1200	1000	7	1968	3	9908	N	N	2120 SW 338TH ST
017	502946	0430	8/5/02	186000	1210	570	7	1984	3	7212	N	N	2704 SW 347TH PL
017	954280	0360	7/22/03	201000	1210	500	7	1978	3	7500	N	N	3305 SW 335TH ST
017	109961	0170	7/14/03	177500	1210	0	7	1976	3	8000	N	N	33203 39TH AV SW
017	954280	0290	11/14/02	205000	1210	480	7	1977	3	6750	N	N	33425 33RD PL SW
017	873204	0350	5/13/03	210000	1210	520	7	1981	3	7300	N	N	32867 42ND PL SW
017	921150	0040	11/25/02	170000	1220	470	7	1978	3	7548	N	N	33814 35TH PL SW
017	954280	0470	4/1/02	183000	1220	480	7	1977	3	8100	N	N	3306 SW 338TH ST
017	951090	0080	8/8/02	185000	1220	680	7	1969	3	7600	N	N	32744 35TH AV SW
017	951090	0700	6/13/02	219950	1220	1200	7	1969	4	8500	N	N	32700 30TH AV SW
017	211551	0170	9/19/03	217000	1220	630	7	1985	3	9555	N	N	31602 45TH PL SW
017	351800	0020	12/27/02	187000	1230	260	7	1984	3	7202	N	N	35003 27TH AV SW
017	109975	0390	5/12/03	190000	1230	490	7	1970	3	7854	N	N	32911 33RD AV SW
017	330630	0410	12/24/03	185000	1230	0	7	1968	3	11224	N	N	2320 SW 342ND ST
017	954280	0160	4/25/02	176000	1240	840	7	1978	3	7000	N	N	3308 SW 334TH ST
017	932430	0060	2/11/02	180000	1240	870	7	1961	4	11385	N	N	2114 SW 322ND ST
017	921151	0550	9/5/02	178000	1240	580	7	1979	3	7650	N	N	3902 SW 337TH ST
017	109976	0100	2/6/02	181000	1240	600	7	1975	3	10450	N	N	3311 SW 331ST ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	109960	0250	4/18/03	185000	1240	470	7	1976	3	6400	N	N	33211 35TH AV SW
017	954280	0750	2/27/02	184000	1240	310	7	1978	3	8500	N	N	33304 33RD PL SW
017	921151	0440	11/22/02	204000	1240	550	7	1979	3	8415	N	N	3934 SW 336TH PL
017	109961	0490	1/30/03	203900	1240	430	7	1976	3	6400	N	N	3722 SW 336TH ST
017	109961	0470	7/10/03	193000	1240	0	7	1976	3	7000	N	N	3710 SW 336TH ST
017	873213	0580	12/18/03	211500	1240	500	7	1978	3	8625	N	N	33046 38TH AV SW
017	894530	0360	7/16/02	141000	1250	0	7	1963	3	8964	N	N	33003 26TH PL SW
017	330620	0170	11/12/02	194950	1250	820	7	1959	4	9619	N	N	2133 SW 338TH ST
017	954280	0890	12/18/02	195000	1260	700	7	1978	3	7810	N	N	32921 30TH AV SW
017	954280	0880	12/19/02	198000	1260	900	7	1978	3	7875	N	N	32915 30TH AV SW
017	951090	0230	5/29/02	180000	1260	340	7	1968	3	7200	N	N	3336 SW 327TH PL
017	951090	0090	10/8/03	194000	1260	270	7	1969	3	7600	N	N	32736 35TH AV SW
017	010921	0440	9/15/03	208950	1260	340	7	1986	3	7200	N	N	2732 SW 342ND ST
017	951090	0320	12/27/02	203000	1260	350	7	1968	3	8280	N	N	32736 33RD AV SW
017	896580	0060	11/8/02	180000	1270	470	7	1961	3	11392	N	N	2114 SW 326TH ST
017	932430	0140	6/21/02	164300	1270	610	7	1963	2	12240	N	N	2165 SW 322ND ST
017	921150	0120	8/22/02	208500	1270	400	7	1979	3	7650	N	N	3516 SW 339TH PL
017	438801	0070	4/24/03	202000	1280	670	7	1974	4	7719	N	N	31304 31ST AV SW
017	954280	0490	4/15/02	199950	1280	760	7	1978	3	9350	N	N	33807 33RD PL SW
017	330620	0175	4/28/03	160000	1280	0	7	1967	3	9619	N	N	2125 SW 338TH ST
017	954280	0670	5/8/02	205000	1280	400	7	1978	3	7000	N	N	33422 33RD PL SW
017	954280	0990	10/11/02	212000	1280	650	7	1978	3	8378	N	N	33127 30TH AV SW
017	873204	0540	8/27/03	234000	1280	600	7	1979	3	7200	N	N	4009 SW 329TH PL
017	109960	0430	4/9/03	150000	1290	0	7	1976	3	7236	N	N	33578 36TH AV SW
017	010921	0160	2/27/02	199500	1290	1070	7	1987	3	7650	N	N	2840 SW 341ST CT
017	109961	0240	1/16/03	165000	1290	0	7	1976	3	8100	N	N	33243 39TH AV SW
017	954280	0020	7/10/02	198000	1290	840	7	1978	3	8400	N	N	3203 SW 329TH ST
017	638670	0320	7/9/03	199500	1290	650	7	1977	3	8000	N	N	2111 SW 325TH PL
017	921152	0340	8/18/03	210000	1290	350	7	1989	3	11796	N	N	4262 SW 338TH ST
017	638670	0350	10/17/03	199000	1290	500	7	1978	3	7790	N	N	32521 24TH AV SW
017	109961	0620	11/22/03	175500	1290	0	7	1976	3	6930	N	N	33461 37TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	438800	0060	9/20/03	207000	1290	600	7	1977	3	7752	N	N	3209 SW 314TH ST
017	921150	0410	8/15/03	171150	1300	400	7	1979	3	8346	N	N	33810 38TH PL SW
017	638660	0060	10/16/02	175000	1300	0	7	1968	4	11100	N	N	2505 SW 325TH PL
017	502945	1120	10/16/03	185000	1300	0	7	1981	3	6900	N	N	34611 27TH AV SW
017	873204	0630	7/25/02	232500	1300	840	7	1979	3	7500	Y	N	3950 SW 329TH PL
017	438801	0290	11/17/03	219000	1300	600	7	1976	4	8250	N	N	3108 SW 313TH PL
017	638660	0190	8/26/03	179000	1300	0	7	1969	3	7452	N	N	2415 SW 325TH ST
017	330630	0390	3/15/02	167500	1310	0	7	1968	3	10010	N	N	2313 SW 341ST PL
017	921150	0020	4/18/02	201000	1310	500	7	1978	3	7215	N	N	33826 35TH PL SW
017	109961	0410	3/11/03	165500	1310	0	7	1974	3	6400	N	N	3727 SW 335TH CT
017	327900	0460	7/21/03	184950	1310	0	7	1979	3	7000	N	N	4013 SW 333RD ST
017	109961	0380	6/14/02	186200	1310	0	7	1971	3	8550	N	N	3741 SW 335TH CT
017	873213	1180	8/13/02	175000	1320	660	7	1978	3	7650	N	N	3812 SW 328TH PL
017	873213	1180	8/8/02	175000	1320	660	7	1978	3	7650	N	N	3812 SW 328TH PL
017	394550	0100	8/16/02	193700	1320	600	7	1961	3	12825	N	N	2125 SW 317TH PL
017	873213	1190	10/7/02	212500	1320	1100	7	1978	3	8250	N	N	3820 SW 328TH PL
017	921150	0110	1/27/03	165000	1330	0	7	1978	3	6300	N	N	33829 35TH PL SW
017	502945	1110	8/27/02	170000	1330	0	7	1981	3	8000	N	N	2702 SW 347TH ST
017	502945	0300	7/21/03	183500	1330	0	7	1980	3	7575	N	N	2645 SW 347TH PL
017	873204	0560	5/24/02	210000	1330	800	7	1979	3	7200	N	N	3965 SW 329TH PL
017	638660	0130	1/14/03	186000	1330	0	7	1968	4	7600	N	N	2530 SW 325TH PL
017	010920	0700	3/21/02	164950	1340	0	7	1979	3	8175	N	N	33931 28TH PL SW
017	638670	0380	11/21/03	174000	1340	0	7	1973	4	7663	N	N	32543 24TH AV SW
017	011460	0190	6/19/03	170000	1340	0	7	1969	3	10010	N	N	2716 SW 346TH ST
017	954280	0740	6/19/03	206000	1340	800	7	1978	3	7700	N	N	33312 33RD PL SW
017	502946	0190	5/27/03	184000	1340	0	7	1986	3	7582	N	N	34819 28TH PL SW
017	954280	0560	1/17/02	215000	1340	700	7	1977	3	7700	N	N	33700 33RD PL SW
017	327900	0560	8/1/02	185000	1350	320	7	1980	4	5814	N	N	4018 SW 334TH PL
017	327900	0560	10/23/02	185000	1350	320	7	1980	4	5814	N	N	4018 SW 334TH PL
017	176110	0540	9/18/02	193500	1350	450	7	1985	3	9642	N	N	2105 SW 349TH PL
017	176110	0100	5/2/02	178940	1350	0	7	1983	3	7210	N	N	2318 SW 349TH PL

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873216	0070	10/29/03	196900	1350	0	7	1984	3	8038	N	N	33902 31ST AV SW
017	894530	0220	11/6/02	156950	1360	0	7	1966	3	8509	N	N	2723 SW 331ST ST
017	873216	0310	8/29/02	170000	1360	0	7	1984	3	6881	N	N	3151 SW 339TH ST
017	921150	0560	9/23/02	185000	1360	330	7	1979	3	6790	N	N	33814 37TH AV SW
017	873213	0780	10/24/03	214000	1360	940	7	1978	3	8250	N	N	3702 SW 330TH ST
017	873216	0060	2/13/03	194500	1360	0	7	1984	3	8279	N	N	3103 SW 339TH ST
017	109975	0420	7/5/02	208000	1360	360	7	1974	3	7448	N	N	3312 SW 329TH CT
017	873213	0690	8/15/02	222000	1370	960	7	1978	3	7875	N	N	33025 37TH CT SW
017	010921	0150	11/7/03	221000	1370	410	7	1986	3	7371	N	N	2834 SW 341ST CT
017	932432	0040	5/28/03	245000	1370	870	7	1988	3	9826	N	N	2418 SW 322ND ST
017	921150	0550	11/24/02	179950	1380	500	7	1978	3	9450	N	N	33820 37TH AV SW
017	109975	0060	7/22/03	204950	1380	400	7	1975	3	7154	N	N	33025 35TH AV SW
017	109961	1050	8/21/02	205000	1380	370	7	1977	3	7500	N	N	3705 SW 332ND PL
017	638515	0150	9/15/03	185350	1380	0	7	1985	3	7000	N	N	34243 36TH PL SW
017	438801	0120	7/28/03	165000	1390	870	7	1975	3	6824	N	N	3204 SW 313TH ST
017	896590	0140	3/25/02	194950	1390	570	7	1976	3	10152	N	N	2419 SW 326TH ST
017	873213	0840	8/27/03	195000	1390	510	7	1978	3	6489	N	N	33017 38TH AV SW
017	351800	0060	9/24/02	186000	1390	0	7	1986	3	7210	N	N	35014 28TH AV SW
017	327900	0360	10/27/03	181350	1390	0	7	1980	3	7420	N	N	33338 40TH AV SW
017	954280	0650	3/25/03	178500	1390	0	7	1978	3	7700	N	N	33434 33RD PL SW
017	438801	0260	11/6/03	204000	1390	720	7	1974	3	6598	N	N	3105 SW 313TH ST
017	327900	0570	10/30/03	193500	1390	0	7	1980	3	7700	N	N	4016 SW 334TH PL
017	954280	0850	8/21/03	220000	1390	600	7	1978	3	11200	N	N	33204 32ND PL SW
017	954280	0720	12/22/03	235000	1390	0	7	1978	3	8250	N	N	33328 33RD PL SW
017	109976	0280	5/7/02	185950	1410	700	7	1976	3	6380	N	N	33261 34TH AV SW
017	109976	0280	7/28/03	204500	1410	700	7	1976	3	6380	N	N	33261 34TH AV SW
017	954280	1750	8/25/03	180000	1410	0	7	1978	3	8000	N	N	2944 SW 337TH ST
017	109960	0560	11/3/03	185000	1410	0	7	1969	3	8614	N	N	33591 36TH AV SW
017	954280	1770	9/15/03	185000	1410	0	7	1978	3	10140	N	N	33422 30TH AV SW
017	502946	0210	2/15/02	220800	1410	990	7	1984	3	7522	N	N	34812 28TH PL SW
017	011460	0160	6/27/02	165250	1420	0	7	1969	3	9690	N	N	2717 SW 346TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	502946	0040	10/18/02	196000	1420	490	7	1985	3	7000	N	N	2725 SW 347TH ST
017	351800	0110	5/1/03	188000	1430	0	7	1986	3	7255	N	N	2812 SW 350TH PL
017	954280	1880	10/25/02	179000	1430	0	7	1977	3	8250	N	N	33206 30TH AV SW
017	010060	0320	4/18/03	145000	1430	0	7	1968	2	7000	N	N	2686 SW 334TH PL
017	502946	0380	9/24/03	202950	1430	470	7	1984	3	6510	N	N	2734 SW 347TH PL
017	255700	0300	9/17/03	244500	1430	500	7	1984	3	8125	N	N	33709 29TH CT SW
017	438801	0010	11/26/02	187200	1440	0	7	1974	4	8932	N	N	3000 SW 314TH ST
017	894530	0280	10/30/02	173000	1440	0	7	1963	3	9940	N	N	2652 SW 332ND ST
017	873213	0220	12/22/03	206000	1440	480	7	1978	3	7575	N	N	33032 36TH AV SW
017	112103	9121	7/24/02	205000	1440	0	7	1985	3	10454	N	N	4602 SW 317TH PL
017	873204	0110	6/12/02	239500	1440	510	7	1984	3	7650	N	N	3946 SW 328TH PL
017	351800	0230	6/18/03	196000	1450	0	7	1985	4	9175	N	N	35121 27TH AV SW
017	638670	0220	6/24/03	237500	1450	1020	7	1979	4	7777	N	N	2308 SW 325TH ST
017	921152	0410	9/10/02	193300	1460	0	7	1989	3	11593	N	N	4239 SW 338TH ST
017	951090	0050	2/7/02	169950	1460	0	7	1968	3	7200	N	N	3320 SW 327TH ST
017	279150	0370	11/14/02	185000	1460	0	7	1988	3	6665	N	N	34722 31ST CT SW
017	873213	0970	8/6/03	215000	1460	400	7	1978	3	10500	N	N	32840 38TH CT SW
017	951090	0200	11/5/03	200000	1460	0	7	1968	4	11528	N	N	3318 SW 327TH PL
017	109960	0280	7/5/02	190000	1470	770	7	1976	3	6400	N	N	33305 35TH AV SW
017	954280	0710	10/24/03	184000	1470	0	7	1978	3	7140	N	N	33402 33RD PL SW
017	176110	0450	7/29/03	219750	1470	600	7	1984	3	7150	N	N	2231 SW 350TH PL
017	954280	1080	4/8/03	192500	1480	0	7	1977	3	8520	N	N	33319 30TH AV SW
017	211551	0220	4/10/03	248950	1490	920	7	1986	4	10115	N	N	4520 SW 316TH PL
017	873213	0360	7/23/03	254000	1490	1110	7	1978	3	8625	N	N	3626 SW 331ST ST
017	932431	0050	1/7/03	155000	1510	0	7	1973	3	10227	N	N	2513 SW 322ND ST
017	951090	0480	4/15/02	199700	1510	0	7	1969	3	13120	N	N	32722 32ND AV SW
017	954280	0430	12/11/02	187450	1530	0	7	1977	3	9100	N	N	33623 33RD PL SW
017	438800	0430	7/14/03	191000	1530	0	7	1969	3	10430	N	N	3008 SW 316TH ST
017	176110	0240	12/12/02	187000	1540	0	7	1985	3	8494	N	N	34917 24TH CT SW
017	109961	0850	5/29/02	177000	1560	0	7	1971	3	6840	N	N	33204 39TH AV SW
017	109975	0500	7/16/02	237000	1560	700	7	1975	4	6500	N	N	32922 33RD AV SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	438801	0050	7/14/03	204000	1570	0	7	1974	3	8050	N	N	31316 31ST AV SW
017	873216	0220	8/15/02	199950	1580	0	7	1983	3	9088	N	N	3106 SW 339TH ST
017	921152	0160	10/17/03	235000	1580	370	7	1989	3	10608	N	N	4229 SW 337TH PL
017	954280	1120	8/29/02	212000	1600	520	7	1978	3	8520	N	N	33607 30TH AV SW
017	894500	0620	12/23/03	203500	1600	0	7	1962	3	8487	N	N	2427 SW 330TH ST
017	951090	0710	6/20/02	199950	1610	900	7	1972	4	8165	N	N	2831 SW 327TH ST
017	873180	1270	5/19/03	208793	1610	0	7	1966	4	8868	N	N	32204 22ND AV SW
017	951090	0235	1/24/03	166840	1660	0	7	1968	4	12543	N	N	3342 SW 327TH PL
017	109961	1330	2/19/02	151500	1660	0	7	1976	3	6400	N	N	33232 36TH AV SW
017	932432	0020	9/26/02	207000	1660	0	7	1989	3	9826	N	N	2504 SW 322ND ST
017	536020	0050	9/16/03	206000	1660	0	7	1988	3	7350	N	N	33914 35TH AV SW
017	921152	0260	12/26/02	192000	1670	0	7	1989	3	8799	N	N	4218 SW 338TH ST
017	330630	0010	4/29/02	166950	1670	0	7	1968	4	10530	N	N	2354 SW 341ST PL
017	954280	0700	8/13/02	204000	1670	490	7	1978	3	7140	N	N	33406 33RD PL SW
017	010060	1140	6/21/02	183500	1670	0	7	1975	3	7440	N	N	33600 28TH AV SW
017	954280	1140	4/24/03	248000	1670	490	7	1978	3	8400	N	N	33623 32ND AV SW
017	894500	0960	11/13/02	168000	1700	0	7	1962	4	8850	N	N	2416 SW 330TH ST
017	242103	9079	3/18/03	245000	1700	0	7	1967	3	47916	N	N	34731 21ST AV SW
017	279150	0120	10/8/02	197000	1710	0	7	1988	3	7201	N	N	34627 31ST PL SW
017	279150	0510	9/29/03	207500	1710	0	7	1988	3	7608	N	N	3017 SW 346TH PL
017	279150	0470	8/21/03	209000	1710	0	7	1988	3	6327	N	N	34704 31ST PL SW
017	894430	0770	3/12/03	169950	1720	0	7	1967	3	7800	N	N	2643 SW 332ND ST
017	873196	0590	1/31/02	199950	1750	0	7	1975	4	8800	N	N	4136 SW 321ST ST
017	330630	0560	10/6/03	205000	1750	0	7	1967	4	9750	N	N	2311 SW 342ND ST
017	109976	0290	5/28/03	242840	1750	590	7	1977	3	6970	N	N	3404 SW 333RD ST
017	873216	0110	7/10/03	218500	1770	0	7	1983	3	7928	N	N	3023 SW 339TH ST
017	921152	0200	2/13/03	214000	1800	0	7	1989	3	9048	N	N	4211 SW 337TH PL
017	330630	0240	2/21/02	169000	1810	0	7	1968	3	12705	N	N	34010 22ND PL SW
017	954280	0080	8/29/02	197500	1900	0	7	1978	3	6640	N	N	33209 32ND PL SW
017	896580	0010	3/15/02	188000	1960	0	7	1962	4	12135	N	N	2156 SW 326TH ST
017	279150	0190	5/2/03	205000	1980	0	7	1988	3	7215	N	N	34811 31ST PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	279150	0270	8/22/02	206950	1980	0	7	1988	3	7403	N	N	3002 SW 349TH PL
017	279150	0060	9/18/03	225000	1980	0	7	1988	3	7225	N	N	3046 SW 346TH PL
017	279150	0070	3/28/03	251950	1980	0	7	1988	3	7280	N	N	3110 SW 346TH PL
017	122103	9113	5/29/03	239950	2030	0	7	2003	3	10000	N	N	2129 SW 316TH ST
017	279150	0080	9/25/02	215000	2030	0	7	1988	3	7202	N	N	3107 SW 346TH PL
017	279150	0230	12/16/03	245000	2030	0	7	1988	3	7547	N	N	3003 SW 349TH PL
017	788878	0090	4/18/03	231500	2100	0	7	1992	3	6021	N	N	3126 SW 346TH PL
017	109961	0130	6/13/02	206500	2170	0	7	1977	3	6600	N	N	3750 SW 332ND PL
017	788878	0100	5/24/02	234950	2190	0	7	1992	3	7918	N	N	3118 SW 346TH PL
017	142103	9041	12/15/03	315000	2590	0	7	1986	3	13068	N	N	32212 47TH AV SW
017	109961	1080	4/28/02	205000	3020	0	7	1977	3	6400	N	N	33221 37TH AV SW
017	255700	0120	3/19/03	186500	1080	610	8	1979	3	7700	N	N	33605 27TH PL SW
017	873204	0240	5/9/03	197500	1090	310	8	1981	3	7373	N	N	4220 SW 328TH CT
017	873180	1110	7/15/02	189000	1140	330	8	1968	4	8750	N	N	2313 SW 323RD ST
017	873190	1300	6/19/03	229900	1160	990	8	1976	4	7632	N	N	32341 29TH AV SW
017	010920	0420	7/22/02	178500	1180	500	8	1979	3	5529	N	N	33905 26TH AV SW
017	873196	0450	12/23/02	214000	1210	810	8	1971	3	7548	N	N	4134 SW 322ND ST
017	873196	0990	5/7/03	211000	1240	400	8	1975	3	9000	Y	N	4027 SW 327TH ST
017	873198	3000	10/14/03	212500	1240	540	8	1975	3	9500	N	N	31705 42ND AV SW
017	873213	0060	8/27/03	226900	1240	910	8	1978	3	8640	N	N	3723 SW 331ST PL
017	873204	0810	6/18/03	230000	1250	400	8	1979	3	10184	N	N	4101 SW 328TH PL
017	873190	0820	6/5/03	215000	1260	330	8	1968	3	7980	N	N	3314 SW 323RD ST
017	954280	1260	9/9/02	205000	1260	990	8	1978	3	8400	N	N	33767 32ND AV SW
017	873180	0180	2/26/02	224950	1260	1260	8	1966	4	9700	N	N	32205 24TH AV SW
017	873198	1340	1/14/02	242000	1270	940	8	2000	3	7300	N	N	31509 37TH AV SW
017	193840	0100	8/1/02	197500	1280	690	8	1978	3	6700	N	N	31814 24TH AV SW
017	873202	0380	11/8/02	208000	1280	520	8	1978	3	10374	N	N	32215 45TH PL SW
017	255700	0240	9/8/03	210000	1290	750	8	1979	3	7490	N	N	2814 SW 337TH ST
017	873201	0290	6/24/02	219500	1290	400	8	1978	4	11270	N	N	32832 43RD PL SW
017	193840	0120	8/7/02	185500	1300	330	8	1976	3	7000	N	N	31802 24TH AV SW
017	873203	0360	4/11/03	203000	1300	680	8	1977	3	8137	N	N	4122 SW 328TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873198	0110	3/10/03	233000	1300	640	8	1974	3	8000	N	N	31924 36TH AV SW
017	873196	0110	3/4/03	314000	1300	1220	8	1976	3	9400	Y	Y	32524 40TH CT SW
017	873190	0700	6/20/02	190000	1320	0	8	1968	4	8400	N	N	32129 33RD AV SW
017	873203	0410	4/11/03	192000	1330	490	8	1978	3	7500	N	N	4113 SW 327TH PL
017	255700	0890	10/25/02	224500	1330	500	8	1979	3	7957	N	N	33611 26TH CT SW
017	873203	0370	12/11/03	224500	1330	490	8	1978	3	7878	N	N	4132 SW 328TH ST
017	150310	0360	3/27/03	223500	1340	700	8	1974	3	11372	N	N	2701 SW CENTURY BL SW
017	873201	0380	12/5/02	202500	1350	700	8	1979	3	8806	N	N	4218 SW 328TH ST
017	294451	0050	3/24/02	235000	1350	900	8	1995	3	7770	N	N	3108 SW 342ND ST
017	294451	0260	6/22/03	243000	1350	820	8	1996	3	7302	N	N	34224 31ST AV SW
017	873180	0240	5/14/03	224500	1350	780	8	1968	3	10800	N	N	32230 25TH AV SW
017	873198	0570	4/12/02	194500	1360	630	8	1979	3	9790	N	N	31310 36TH AV SW
017	873201	0360	4/23/03	199950	1360	0	8	1979	3	7500	N	N	4227 SW 328TH ST
017	873201	0200	11/22/02	217500	1360	900	8	1978	3	8704	N	N	32807 43RD PL SW
017	873195	0230	5/1/03	261950	1370	720	8	1974	5	8400	N	N	3657 SW 328TH ST
017	010921	0020	5/29/02	196500	1380	360	8	1985	3	7210	N	N	34120 30TH AV SW
017	193840	0140	12/13/02	222500	1390	670	8	1977	4	6800	N	N	2406 SW 318TH ST
017	010920	0380	12/8/03	221950	1390	580	8	1979	3	6825	N	N	2610 SW 339TH ST
017	873195	1150	4/18/02	229950	1400	700	8	1968	4	8415	N	N	3656 SW 328TH ST
017	873198	0610	6/20/02	268000	1400	890	8	1977	4	18145	N	N	31212 36TH AV SW
017	873190	0840	10/16/03	198500	1410	0	8	1968	3	8400	N	N	3336 SW 323RD ST
017	873202	0450	9/16/03	228800	1410	770	8	1978	3	9328	N	N	32215 46TH PL SW
017	010920	0540	5/23/02	177000	1420	650	8	1979	3	8160	N	N	33942 28TH PL SW
017	193840	0030	5/9/02	199000	1420	480	8	1976	3	8625	N	N	2407 SW 319TH PL
017	255700	0750	8/4/03	226000	1420	480	8	1980	3	7140	N	N	2609 SW 337TH ST
017	873198	0050	4/1/03	239700	1430	930	8	1977	4	8000	N	N	31960 36TH AV SW
017	255700	0620	4/15/02	204000	1430	390	8	1981	4	7770	N	N	33736 27TH PL SW
017	255700	0010	12/8/03	197500	1430	260	8	1979	3	8330	N	N	33515 26TH PL SW
017	255700	0850	5/23/03	209000	1430	480	8	1979	3	8000	N	N	33608 26TH CT SW
017	255700	0110	8/27/03	203000	1430	260	8	1979	3	8250	N	N	33602 27TH PL SW
017	255700	0660	3/14/02	208500	1430	390	8	1981	3	8250	N	N	33712 27TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	255700	0040	10/22/03	207950	1430	260	8	1979	3	8250	N	N	33640 27TH PL SW
017	873202	0860	4/14/03	182000	1440	930	8	1978	2	9120	N	N	32100 43RD PL SW
017	873201	0550	2/19/03	224900	1440	490	8	1980	3	11060	N	N	32545 42ND PL SW
017	873203	0080	4/1/02	187000	1450	0	8	1978	3	8378	N	N	4112 SW 327TH PL
017	873201	0450	1/16/02	190450	1450	0	8	1979	3	10010	N	N	32510 43RD PL SW
017	873198	0210	10/8/03	225000	1450	650	8	1977	3	7777	N	N	3657 SW 318TH ST
017	193840	0570	9/16/02	210000	1460	810	8	1978	3	8448	N	N	2421 SW 318TH PL
017	010920	0570	4/18/03	225000	1460	950	8	1979	3	6696	N	N	33932 28TH PL SW
017	873195	1240	7/18/02	199999	1460	0	8	1968	3	11024	N	N	3803 SW 327TH ST
017	873195	0270	11/14/03	199950	1460	0	8	1968	3	8991	N	N	3941 SW 328TH ST
017	873198	1300	10/24/02	183500	1470	0	8	1971	3	7900	N	N	3727 SW 313TH ST
017	873195	1410	3/22/02	215995	1470	720	8	1969	3	10864	N	N	32556 39TH AV SW
017	873201	0510	12/20/02	241875	1470	1150	8	1981	4	9240	N	N	32525 42ND PL SW
017	873202	0870	4/16/03	230000	1470	970	8	1979	3	8550	N	N	32032 43RD PL SW
017	873203	0350	6/26/03	254000	1470	1260	8	1978	3	8528	N	N	4112 SW 328TH ST
017	873198	1240	5/27/03	279950	1490	680	8	1976	4	7700	N	N	3819 SW 313TH ST
017	873195	0670	3/22/02	216950	1500	1500	8	1967	4	9576	N	N	3204 SW 326TH ST
017	179000	0110	3/28/02	230000	1500	1050	8	1978	3	23224	N	N	2159 SW 316TH ST
017	873204	0580	11/4/02	209900	1500	350	8	1979	3	7200	N	N	3949 SW 329TH PL
017	873204	0030	7/22/03	214000	1510	560	8	1979	3	7344	N	N	32864 39TH PL SW
017	873198	2930	5/21/02	218000	1510	700	8	1973	3	11430	N	N	31615 42ND AV SW
017	873204	0490	10/25/02	219500	1510	360	8	1979	3	8000	N	N	4113 SW 329TH PL
017	873198	0760	8/23/02	290000	1530	1030	8	1976	4	7548	N	N	31503 36TH AV SW
017	873202	0420	10/22/03	204000	1530	910	8	1978	3	8840	N	N	32222 46TH PL SW
017	873196	0090	4/24/03	235750	1540	670	8	1976	4	10080	N	N	4065 SW 325TH ST
017	873199	0590	12/27/02	219950	1560	770	8	1978	3	7200	Y	N	4151 SW 314TH ST
017	010920	0150	8/8/03	229600	1560	300	8	1984	3	9000	N	N	2907 SW 339TH ST
017	010920	0060	8/4/03	190000	1580	830	8	1979	3	5000	N	N	2928 SW 339TH ST
017	193840	0350	7/18/02	207000	1580	480	8	1978	3	6390	N	N	31825 25TH AV SW
017	873196	0050	4/7/03	249950	1580	1550	8	1973	4	9450	N	N	32542 41ST AV SW
017	873198	3170	2/19/03	235000	1590	940	8	1973	3	7600	N	N	3733 SW 319TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873198	2440	2/20/02	243000	1590	1060	8	1973	3	7500	N	N	31600 41ST AV SW
017	873190	1050	9/17/02	203500	1600	0	8	1967	4	8400	N	N	32132 33RD AV SW
017	873190	2300	4/18/03	194000	1610	0	8	1968	4	6760	N	N	4027 SW 321ST ST
017	873190	1620	8/9/02	241400	1620	990	8	1968	4	7548	N	N	3248 SW 325TH ST
017	873198	1850	5/9/03	185000	1620	0	8	1973	4	8000	N	N	31364 39TH AV SW
017	873198	2180	2/27/02	186655	1620	0	8	1969	4	10000	N	N	3920 SW 316TH ST
017	873195	0440	9/16/03	269500	1620	0	8	2002	3	8910	N	N	32720 36TH AV SW
017	873202	0500	9/18/03	225000	1630	600	8	1978	3	7040	N	N	4505 SW 323RD ST
017	873180	0300	2/21/03	218500	1630	310	8	1966	3	9100	N	N	2402 SW 322ND PL
017	873180	0670	7/21/03	227950	1630	0	8	1966	4	7350	N	N	32200 27TH AV SW
017	873180	0690	10/27/03	220000	1630	0	8	1965	4	7350	N	N	32124 27TH AV SW
017	873190	1240	2/22/02	195000	1640	0	8	1971	3	10500	N	N	32305 29TH AV SW
017	873198	1310	3/24/03	240000	1640	540	8	1975	4	8100	N	N	3719 SW 313TH ST
017	010920	0210	2/20/02	220000	1640	600	8	1981	3	7000	N	N	2843 SW 340TH PL
017	255700	0420	5/7/03	234000	1640	800	8	1979	4	7490	N	N	33738 29TH CT SW
017	873198	2450	12/11/02	214500	1640	480	8	1973	3	8000	N	N	31526 41ST AV SW
017	873201	0130	5/22/02	314900	1640	1510	8	1980	4	7644	Y	Y	4222 SW 325TH ST
017	873202	0540	4/28/03	249500	1640	800	8	1978	4	8375	N	N	32311 44TH PL SW
017	010921	0310	11/20/03	243000	1640	600	8	1981	3	8400	N	N	2840 SW 342ND ST
017	873190	1820	3/31/03	196000	1660	0	8	1967	3	9000	N	N	32508 39TH PL SW
017	873190	0690	12/3/03	240000	1675	0	8	1968	4	7650	N	N	32125 33RD AV SW
017	873190	2580	3/2/03	204000	1680	0	8	1969	4	7455	N	N	4014 SW 321ST ST
017	873180	1140	7/2/03	235000	1690	820	8	1968	3	7700	N	N	32230 23RD AV SW
017	150320	0080	6/2/03	245000	1690	200	8	1966	3	12264	N	N	2710 SW 312TH PL
017	873195	1160	3/11/03	197000	1700	0	8	1968	3	7636	N	N	32730 39TH AV SW
017	010921	0140	3/20/02	196000	1710	0	8	1983	3	7480	N	N	2826 SW 341ST CT
017	255700	0550	6/26/02	191000	1710	0	8	1981	3	9180	N	N	2715 SW 337TH ST
017	873190	0240	8/26/02	198950	1720	0	8	1966	4	7740	N	N	32026 28TH AV SW
017	873180	0820	7/31/03	199950	1740	0	8	1966	4	7350	N	N	32225 27TH AV SW
017	873190	2620	1/29/02	225000	1770	600	8	1967	4	8280	N	N	4028 SW 321ST ST
017	873196	0920	3/18/03	217500	1770	600	8	1973	3	9555	N	N	32507 41ST AV SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873190	2170	8/13/03	276500	1780	630	8	1968	4	8560	N	N	32528 30TH AV SW
017	294450	0320	3/22/02	242000	1780	510	8	1991	3	8497	N	N	2824 SW 342ND PL
017	873202	0460	1/23/02	192000	1780	0	8	1978	3	7227	N	N	32221 46TH PL SW
017	873190	1000	8/18/03	200000	1790	0	8	1966	4	7350	N	N	32152 33RD AV SW
017	873190	2660	2/11/03	212500	1800	0	8	1968	4	11074	N	N	32003 40TH PL SW
017	873180	1130	11/14/03	266950	1800	900	8	1968	3	11611	N	N	2301 SW 323RD ST
017	255700	0540	11/13/03	210000	1810	0	8	1981	3	8262	N	N	2723 SW 337TH ST
017	150310	0030	9/9/02	205000	1830	0	8	1962	4	16569	N	N	31416 SW CENTURY BL SW
017	150310	0190	11/13/03	217500	1840	0	8	1965	3	10514	N	N	2746 SW CENTURY BL SW
017	873198	0960	7/2/03	228000	1850	0	8	1974	4	8500	N	N	3680 SW 318TH ST
017	873198	0340	7/30/03	235000	1870	0	8	1977	3	9435	N	N	3528 SW 318TH CT
017	873198	0770	8/25/03	250000	1880	500	8	1973	3	7800	N	N	31511 36TH AV SW
017	279150	0320	7/8/02	228950	1880	0	8	1990	3	6480	N	N	34711 30TH AV SW
017	255700	0920	9/30/03	234500	1880	0	8	1979	3	7150	N	N	33629 26TH CT SW
017	873190	2610	4/3/02	181000	1900	0	8	1972	2	7980	N	N	4032 SW 321ST ST
017	873199	0540	7/29/03	281950	1900	500	8	1978	4	7700	Y	N	4228 SW 314TH PL
017	294450	0150	4/8/03	240000	1910	0	8	1990	3	10132	N	N	2602 SW 343RD ST
017	873190	0680	9/10/03	225000	1930	0	8	1966	3	8500	N	N	32121 33RD AV SW
017	873180	0570	4/22/02	224500	1940	0	8	1965	4	8820	N	N	32211 26TH AV SW
017	873190	0370	5/27/03	194200	1980	0	8	1966	3	8010	N	N	2723 SW 322ND PL
017	873195	1280	6/20/02	200000	1980	0	8	1968	3	8160	N	N	3826 SW 327TH ST
017	873195	1500	11/11/03	212000	1980	0	8	1968	4	8000	N	N	32701 39TH AV SW
017	873195	1120	7/9/02	195000	1990	0	8	1969	4	7900	N	N	3644 SW 328TH ST
017	873196	0240	4/4/02	272000	2000	0	8	1973	4	8000	Y	Y	3919 SW 324TH ST
017	873180	0830	3/5/02	230000	2000	0	8	1966	3	7500	N	N	2706 SW 323RD ST
017	873190	0120	2/27/03	268900	2010	1280	8	1967	4	8360	N	N	2640 SW 320TH PL
017	010921	0320	8/2/02	196000	2020	0	8	1981	4	7200	N	N	2844 SW 342ND ST
017	873198	2550	6/12/02	200000	2020	0	8	1969	3	8800	Y	N	31413 41ST AV SW
017	873198	1740	5/13/03	255000	2030	1020	8	1972	3	8000	N	N	3933 SW 317TH ST
017	242103	9117	4/9/02	217500	2030	0	8	1994	3	8959	N	N	34918 23RD AV SW
017	873190	0100	5/5/03	219351	2030	0	8	1966	4	8400	N	N	2628 SW 320TH PL

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	294451	0220	5/19/03	236500	2040	0	8	1997	3	7714	N	N	34316 31ST AV SW
017	255700	0950	5/23/03	215000	2040	0	8	1979	4	9000	N	N	33645 26TH CT SW
017	873190	0480	9/15/03	255000	2080	0	8	1967	3	7350	N	N	2928 SW 323RD ST
017	873198	2020	1/7/03	220000	2090	0	8	1970	4	8000	N	N	31521 39TH AV SW
017	873195	1460	9/11/02	205905	2100	0	8	1969	3	7500	N	N	32607 39TH AV SW
017	193840	0150	11/24/03	244500	2110	0	8	1976	3	6700	N	N	2412 SW 318TH ST
017	150310	0290	5/8/02	198275	2120	0	8	1963	3	9963	N	N	2905 SW CENTURY BL SW
017	294450	0690	5/16/03	256000	2120	0	8	1989	3	8125	N	N	2715 SW 343RD PL
017	873190	0900	1/17/03	257000	2140	0	8	1967	4	8400	N	N	3307 SW 323RD ST
017	150310	0270	3/7/03	222000	2180	0	8	1969	3	11355	N	N	2923 SW CENTURY BL SW
017	873190	1260	6/25/03	234000	2200	0	8	1971	3	6375	N	N	32315 29TH AV SW
017	873202	0360	7/18/02	215000	2200	0	8	1978	3	10406	N	N	32218 45TH PL SW
017	873198	2880	9/17/03	240000	2210	0	8	1969	3	11000	N	N	31521 42ND AV SW
017	294450	0580	10/22/02	247000	2260	0	8	1989	3	7807	N	N	2732 SW 343RD PL
017	873198	2140	9/24/03	239950	2260	0	8	1969	3	8000	N	N	3939 SW 316TH ST
017	873195	0410	7/25/03	249000	2260	0	8	1967	3	10620	N	N	32740 36TH AV SW
017	873202	0780	10/1/02	233000	2270	0	8	1978	4	7200	N	N	4234 SW 323RD ST
017	294450	0130	12/30/02	249950	2310	0	8	1990	3	8662	N	N	2605 SW 343RD ST
017	873190	0460	9/11/03	250000	2320	0	8	1968	4	7500	N	N	2912 SW 323RD ST
017	294450	0250	4/16/03	250000	2320	0	8	1990	3	7156	N	N	2644 SW 343RD ST
017	873190	0730	2/13/03	217900	2330	0	8	1968	4	7875	N	N	32141 33RD AV SW
017	294450	0170	3/7/03	242500	2350	0	8	1990	3	7278	N	N	2610 SW 343RD ST
017	150310	0390	7/15/02	215000	2360	0	8	1962	4	12158	N	N	31427 SW CENTURY BL SW
017	150310	0390	6/21/03	229500	2360	0	8	1962	4	12158	N	N	31427 SW CENTURY BL SW
017	873180	0750	5/20/03	289000	2360	0	8	1966	4	9844	N	N	2710 SW 321ST PL
017	193840	0270	2/19/02	214950	2380	0	8	1977	4	7888	N	N	2428 SW 317TH ST
017	873195	0070	2/28/02	340000	2400	1640	8	1968	4	9840	Y	Y	32631 39TH PL SW
017	873204	0870	6/20/03	253500	2500	0	8	1984	3	9792	N	N	3945 SW 328TH PL
017	954280	1380	12/1/03	249000	2500	0	8	1978	3	7560	N	N	33738 22ND AV SW
017	873198	0370	4/24/03	290000	2500	0	8	1974	3	11256	N	N	31666 36TH AV SW
017	294450	0330	5/27/03	285000	2510	0	8	1991	3	8580	N	N	2906 SW 342ND PL

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873180	1020	1/18/02	199000	2520	0	8	1967	3	9500	N	N	2527 SW 323RD ST
017	873202	0140	9/12/02	237000	2540	0	8	1978	3	8550	N	N	4315 SW 321ST ST
017	873203	0500	10/16/03	219950	2550	0	8	1977	4	7800	N	N	4011 SW 328TH ST
017	327905	0180	5/5/03	322000	2630	0	8	2000	3	11282	N	N	4111 SW 331ST PL
017	873190	1400	8/12/02	238400	2660	0	8	1976	3	9000	N	N	32404 29TH AV SW
017	873190	0090	6/27/02	225950	2710	0	8	1966	4	8400	N	N	2622 SW 320TH PL
017	150310	0380	11/7/03	292617	2780	0	8	1962	3	13402	N	N	31417 27TH AV SW
017	873190	0320	10/24/03	247000	2820	0	8	1967	3	7575	N	N	32019 26TH AV SW
017	327905	0040	3/11/03	319950	2830	0	8	2001	3	7650	N	N	4210 S 331ST PL
017	142103	9100	10/28/03	338400	2840	0	8	2003	3	89733	N	N	4281 SW 335TH ST
017	954280	1440	11/18/03	259950	2840	0	8	1978	4	7280	N	N	33753 31ST AV SW
017	327905	0050	12/10/03	304900	2850	0	8	2000	3	12522	N	N	4204 SW 331ST PL
017	873190	0170	3/25/03	249500	2900	0	8	1967	3	7875	N	N	32021 28TH AV SW
017	873195	1110	4/1/02	230000	3360	0	8	1970	3	7900	N	N	3638 SW 328TH ST
017	873198	2860	12/3/02	233000	3370	0	8	1969	3	20800	N	N	31511 42ND AV SW
017	873190	2460	10/8/02	300000	3670	0	8	1967	4	9975	Y	Y	3809 SW 321ST ST
017	873198	1780	7/7/03	290000	3740	0	8	1973	4	8100	N	N	3901 SW 317TH ST
017	536020	0018	12/3/02	223300	3900	0	8	1972	3	31595	N	N	3210 SW 344TH ST
017	873198	0510	12/9/02	260000	1410	750	9	1976	3	24015	N	N	31426 36TH AV SW
017	873198	0950	8/12/03	230000	1550	630	9	1975	3	8000	N	N	3672 SW 318TH ST
017	873198	1790	4/21/03	212500	1560	0	9	1974	3	8000	N	N	31550 39TH AV SW
017	873198	1500	10/6/03	259000	1660	500	9	1976	3	8000	N	N	3706 SW 319TH ST
017	873195	0110	4/4/02	352000	1720	1300	9	1985	3	11178	Y	Y	32655 39TH PL SW
017	873198	0020	9/19/02	288500	1830	860	9	1974	4	7900	N	N	31978 36TH AV SW
017	873198	0020	11/14/03	299950	1830	860	9	1974	4	7900	N	N	31978 36TH AV SW
017	873199	0340	7/23/03	273000	1860	1760	9	1978	3	8800	N	N	31417 42ND PL SW
017	873190	2550	2/3/03	242950	2010	0	9	1967	3	7875	N	N	3930 SW 321ST ST
017	873190	1770	5/2/02	360000	2030	1500	9	1967	4	8058	Y	Y	32509 39TH PL SW
017	873198	2030	5/2/02	231000	2040	0	9	1974	3	8000	N	N	31541 39TH AV SW
017	873199	0690	6/18/02	319000	2090	0	9	1977	3	7840	Y	N	4128 SW 314TH ST
017	873198	1460	4/1/03	250000	2210	0	9	1974	4	8000	N	N	31809 37TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873195	0990	6/20/02	232000	2250	0	9	1969	3	11800	N	N	32549 36TH AV SW
017	873195	1330	9/2/03	229500	2280	0	9	1968	4	9682	N	N	3805 SW 326TH ST
017	873198	1950	7/1/03	323000	2300	0	9	1971	3	7500	Y	N	4012 SW 314TH ST
017	873198	1120	1/20/03	280000	2380	950	9	1987	3	8000	N	N	3726 SW 313TH ST
017	873196	0250	7/16/03	340000	2400	0	9	1973	3	8140	Y	Y	3911 SW 324TH ST
017	327905	0080	2/13/03	377750	2410	1230	9	2002	3	8504	N	N	33125 42ND PL SW
017	873198	1750	7/16/02	300000	2730	0	9	1991	3	8000	N	N	3925 SW 317TH ST
017	873180	0970	2/20/02	248500	2840	0	9	1965	4	9000	N	N	32304 26TH PL SW
017	873180	1210	5/21/03	260000	2920	0	9	1967	4	9000	N	N	32219 22ND AV SW
017	873198	2540	9/18/02	306000	3270	0	9	1969	3	9000	Y	N	31405 41ST AV SW
017	873198	1530	11/21/02	329500	3430	0	9	1984	4	8000	N	N	3724 SW 319TH ST
017	873198	0990	10/18/03	365000	4820	0	9	1969	4	13440	N	N	3641 SW 317TH CT
017	058755	0160	11/20/03	423000	1830	1380	10	1993	3	13412	Y	N	3605 SW 311TH ST
017	058755	0550	12/16/02	680000	2350	1330	10	1997	3	14012	Y	N	30918 37TH PL SW
017	058755	0420	6/23/03	600000	3060	880	10	1994	3	19729	Y	N	3628 SW 309TH ST
017	058755	0040	1/22/02	570000	3110	800	10	1991	3	13670	Y	N	30937 37TH PL SW
017	058755	0280	9/24/02	545000	3550	690	10	1989	3	25639	Y	N	30924 36TH AV SW

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	025300	0055	4/8/02	170000	QUIT CLAIM DEED
013	025300	0365	2/4/03	140000	NON-REPRESENTATIVE SALE
013	025300	0380	3/25/03	72224	STATEMENT TO DOR DOR RATIO
013	062104	9133	6/13/02	72500	%COMPL DOR RATIO
013	072104	9175	8/22/02	152000	LIMITED REP GRD5
013	082104	9202	3/19/02	155000	NON-REPRESENTATIVE SALE
013	082104	9230	12/17/02	122500	GOVERNMENT AGENCY
013	084850	0020	5/19/03	143779	QUIT CLAIM DEED
013	150240	0110	4/2/02	49400	QUIT CLAIM DEED;
013	174500	0040	9/23/02	142000	FORCED SALE; DIVORCE
013	174510	0020	10/10/03	60027	DOR RATIO
013	178830	0060	11/20/03	145575	BANKRUPTCY - RECEIVER OR TRUSTEE;
013	178850	0075	8/11/03	125000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	178870	0090	1/6/03	122750	NON-REPRESENTATIVE SALE
013	178870	0195	3/20/02	110000	NON-REPRESENTATIVE SALE;
013	178880	0270	2/7/03	103851	EXEMPT FROM EXCISE TAX
013	178880	0280	6/17/03	105600	NON-REPRESENTATIVE SALE
013	178880	0470	9/10/03	52000	QUIT CLAIM DEED; DOR RATIO
013	178880	0540	7/11/02	115000	NON-REPRESENTATIVE SALE
013	178880	0580	10/23/02	125000	GOVERNMENT AGENCY
013	178890	0190	1/22/03	86000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	178890	0310	11/12/02	50000	NON-REPRESENTATIVE SALE;
013	178890	0380	7/18/02	70000	NON-REPRESENTATIVE SALE DOR RATIO
013	178890	0570	3/21/03	125000	NON-REPRESENTATIVE SALE
013	241330	0100	4/12/03	213500	RELOCATION - SALE TO SERVICE
013	241330	0170	12/6/02	87405	QUIT CLAIM DEED DOR RATIO
013	241330	0220	5/24/02	151000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	326070	0230	2/27/03	130000	NON-REPRESENTATIVE SALE
013	326070	0580	1/2/03	140000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	326070	0590	11/20/02	150000	NON-REPRESENTATIVE SALE
013	326070	0870	3/20/02	151028	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	337530	0410	2/10/03	191324	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	337530	0410	5/14/03	205000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	339180	0070	5/31/02	122147	EXEMPT FROM EXCISE TAX
013	339180	0130	7/8/03	73525	DOR RATIO
013	339180	0130	9/25/02	73467	QUIT CLAIM DEED DOR RATIO
013	416795	0250	10/22/03	176000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	416795	0430	1/31/03	174162	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	416795	0430	4/24/03	192000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	416796	0380	3/19/03	234000	RELOCATION - SALE BY SERVICE
013	416796	0380	3/19/03	234000	RELOCATION - SALE TO SERVICE
013	416810	0310	6/3/03	28172	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
013	515370	0020	7/1/03	123004	RELATED PARTY, FRIEND, OR NEIGHBOR;
013	515370	0170	5/9/03	198000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	515390	0030	5/7/02	149317	EXEMPT FROM EXCISE TAX
013	525980	0270	10/20/03	205500	BANKRUPTCY - RECEIVER OR TRUSTEE
013	525980	0490	5/30/03	189000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	555750	0140	12/12/02	50378	NON-REPRESENTATIVE SALE;
013	555780	0230	7/8/03	83000	DOR RATIO
013	555820	0030	3/18/02	61498	QUIT CLAIM DEED;
013	555920	0210	3/11/03	218000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	555920	0261	6/11/03	130000	NON-REPRESENTATIVE SALE
013	556000	0740	5/2/03	115000	FORCED SALE
013	556000	0860	11/24/03	132000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	556000	0860	7/18/03	120320	EXEMPT FROM EXCISE TAX
013	556000	1020	6/14/02	180941	NON-REPRESENTATIVE SALE
013	556000	1060	5/16/03	120000	CONTRACT OR CASH SALE;
013	609390	0030	8/19/02	122000	NON-REPRESENTATIVE SALE
013	609390	0160	5/2/03	176000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	609390	0190	11/26/03	62500	QUIT CLAIM DEED;
013	609390	0230	4/24/03	182950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	609390	0260	9/11/02	61904	QUESTIONABLE PER APPRAISAL; QUIT CLAIM DEED
013	609400	0110	6/7/02	140000	PARTIAL INTEREST (103, 102, Etc.)
013	609400	0110	6/7/02	20000	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
013	745080	0020	11/4/02	167314	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	787500	0060	3/14/02	29500	QUIT CLAIM DEED; STATEMENT TO DOR DOR RATIO
013	787520	0010	2/10/03	127233	EXEMPT FROM EXCISE TAX
013	787520	0035	4/16/02	150000	UNFN AREA
013	787540	0075	3/25/03	143000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	787540	0140	3/21/03	160072	EXEMPT FROM EXCISE TAX
013	787540	0140	6/16/03	147103	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	787540	0260	7/31/03	137000	NON-REPRESENTATIVE SALE
013	794160	0090	11/14/03	169000	RELOCATION - SALE TO SERVICE
013	794300	0320	10/14/02	170000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	858800	0015	12/30/03	85000	DOR RATIO
013	858800	0180	8/18/03	175000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	858800	0250	7/18/03	147700	FORCED SALE
013	858800	0250	9/17/03	163900	FORCED SALE
013	858800	0395	10/30/03	60638	QUIT CLAIM DEED;
013	858800	0510	9/10/03	172000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	010060	0290	1/8/02	14473	RELATED PARTY, FRIEND, OR NEIGHBOR;
017	010920	0370	10/23/02	53000	QUIT CLAIM DEED;
017	010920	0380	9/17/03	183500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	010920	0380	6/6/03	207609	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	010920	0470	10/10/02	90250	QUIT CLAIM DEED
017	010920	0750	2/8/02	158589	EXEMPT FROM EXCISE TAX
017	010920	0750	6/26/02	183000	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	010921	0310	5/16/02	157151	EXEMPT FROM EXCISE TAX
017	011460	0100	2/19/03	192950	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	011470	0090	4/4/02	166500	BANKRUPTCY - RECEIVER OR TRUSTEE
017	058755	0210	10/1/02	610000	DIAGNOSTIC OUTLIER
017	058755	0560	10/7/02	580000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	109960	0540	7/11/03	159950	RELOCATION - SALE BY SERVICE
017	109960	0540	7/11/03	159950	RELOCATION - SALE TO SERVICE
017	109960	0700	7/15/02	98000	NON-REPRESENTATIVE SALE
017	109961	0440	3/19/03	74581	DOR RATIO
017	109961	0460	4/29/03	167450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	109975	0610	5/7/02	186350	RELOCATION - SALE BY SERVICE
017	122103	9113	4/29/02	65000	DOR RATIO
017	142103	9100	11/25/02	51500	DOR RATIO
017	150310	0250	5/9/03	240000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	150310	0400	9/24/03	57986	QUIT CLAIM DEED;
017	150330	0070	5/16/03	31405	QUIT CLAIM DEED;
017	150330	0120	9/13/02	125665	QUIT CLAIM DEED
017	176110	0490	11/27/02	200000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
017	193840	0140	4/5/02	152500	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	211551	0340	1/4/02	155000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	242103	9011	9/13/02	144000	QUIT CLAIM DEED;
017	255700	0340	6/16/03	221500	RELOCATION - SALE BY SERVICE
017	255700	0530	3/10/03	37164	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
017	255700	0560	10/6/03	71000	QUIT CLAIM DEED;
017	255700	0780	8/4/03	208799	EXEMPT FROM EXCISE TAX
017	279150	0520	8/11/03	99436	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
017	294450	0320	2/7/02	242000	RELOCATION - SALE TO SERVICE
017	294451	0030	1/17/02	186000	NON-REPRESENTATIVE SALE
017	294451	0260	6/23/03	243000	RELOCATION - SALE TO SERVICE
017	327900	0470	5/20/02	131000	NON-REPRESENTATIVE SALE
017	330620	0025	1/12/02	112032	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
017	330620	0080	8/21/02	119031	BANKRUPTCY - RECEIVER OR TRUSTEE
017	330620	0080	12/12/02	160000	GOVERNMENT AGENCY
017	438801	0170	11/20/02	230000	NON-REPRESENTATIVE SALE
017	502945	0280	2/2/02	78087	QUIT CLAIM DEED DOR RATIO
017	502945	0570	3/7/02	76168	QUIT CLAIM DEED DOR RATIO
017	502945	0950	10/4/02	154500	GOVERNMENT AGENCY
017	502945	0950	7/22/02	192763	GOVERNMENT AGENCY
017	502946	0210	1/21/02	220800	RELOCATION - SALE TO SERVICE
017	502946	0260	8/19/02	140000	NON-REPRESENTATIVE SALE
017	536020	0008	5/20/03	520000	MOBILE HOME
017	638660	0050	4/8/02	130648	EXEMPT FROM EXCISE TAX
017	638660	0050	4/16/02	130648	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	638660	0060	6/10/02	134421	EXEMPT FROM EXCISE TAX
017	788878	0050	8/19/02	250000	NON-REPRESENTATIVE SALE
017	797200	0220	12/9/03	163768	BANKRUPTCY - RECEIVER OR TRUSTEE;
017	797200	0250	10/22/02	174000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	873180	0460	11/4/03	341297	DIAGNOSTIC OUTLIER
017	873190	0250	2/12/02	200000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
017	873190	0640	3/28/03	305000	DIAGNOSTIC OUTLIER
017	873190	0910	12/29/03	202500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	873190	1820	12/10/02	169500	TRADE
017	873190	1820	12/10/02	169500	TRADE
017	873190	2160	5/2/03	245549	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	873190	2260	5/9/03	300000	DIAGNOSTIC OUTLIER
017	873190	2330	11/3/03	270000	DIAGNOSTIC OUTLIER
017	873195	0360	5/15/03	226570	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	873195	1200	6/28/02	238000	FORCED SALE
017	873195	1600	9/2/03	182000	NON-REPRESENTATIVE SALE
017	873196	0030	12/9/02	95000	%COMPL PREVIMP<=10K
017	873196	0070	2/19/02	197000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
017	873196	0260	3/17/03	98000	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
017	873198	0060	12/27/02	340000	DIAGNOSTIC OUTLIER
017	873198	0120	5/17/03	218000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	873198	0870	4/16/03	85470	QUIT CLAIM DEED; DIVORCE DORRatio
017	873198	1160	7/10/03	415000	DIAGNOSTIC OUTLIER
017	873198	1590	8/8/02	175000	TENANT
017	873198	1680	1/17/03	239000	DIAGNOSTIC OUTLIER
017	873198	2310	1/10/02	151584	FORCED SALE; EXEMPT FROM EXCISE TAX
017	873198	2310	5/17/02	175050	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	873198	2460	3/1/03	128000	NON-REPRESENTATIVE SALE
017	873198	2800	5/16/02	235000	LIMITED REP GRD 9 FAIR
017	873198	2910	5/17/02	300000	CHANGE OF USE; NON-REPRESENTATIVE SALE;
017	873198	3090	4/2/03	78586	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
017	873198	3130	2/4/02	183000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
017	873199	0010	9/10/02	430000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
017	873199	0085	8/8/03	639900	DIAGNOSTIC OUTLIER
017	873199	0230	11/27/02	288000	LIMITED REP GRD 9 FAIR
017	873199	0450	12/10/02	178864	GOVERNMENT AGENCY; FORCED SALE
017	873199	0740	5/19/03	255000	VALUE CHANGE BY BOARD ACTION
017	873202	0210	7/30/03	171900	EXEMPT FROM EXCISE TAX
017	873202	0350	10/8/02	121117	QUIT CLAIM DEED DOR RATIO
017	873202	0740	7/26/02	275000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
017	873213	0980	12/19/02	219500	QUIT CLAIM DEED
017	873213	1020	10/6/03	190000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873216	0210	9/13/02	155000	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	894430	0410	12/19/03	53521	QUIT CLAIM DEED;
017	894430	0510	7/9/03	136000	GOVERNMENT AGENCY
017	894430	0510	3/4/03	144389	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	894500	0040	1/4/02	98522	EXEMPT FROM EXCISE TAX
017	894500	0300	3/29/02	142586	EXEMPT FROM EXCISE TAX
017	894500	0300	10/3/02	123000	GOVERNMENT AGENCY

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	894500	0300	3/29/02	129844	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	894500	0620	6/4/02	130900	NON-REPRESENTATIVE SALE
017	894500	0690	8/1/02	125000	NON-REPRESENTATIVE SALE
017	894500	0700	5/22/03	50839	RELATED PARTY, FRIEND, OR NEIGHBOR;
017	894500	0800	12/26/03	46277	DOR RATIO
017	894500	0890	5/13/02	48032	QUIT CLAIM DEED;
017	894500	0890	4/7/03	48032	QUIT CLAIM DEED;
017	894500	1000	9/24/02	115000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	894510	0150	6/17/03	154427	BANKRUPTCY - RECEIVER OR TRUSTEE;
017	894510	0150	12/1/03	140735	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	894510	0160	12/1/03	63099	CORPORATE AFFILIATES; QUIT CLAIM DEED;
017	894510	0500	8/6/03	69219	QUIT CLAIM DEED; STATEMENT TO DOR DOR RATIO
017	894520	0020	4/14/03	123100	EXEMPT FROM EXCISE TAX
017	894520	0220	2/1/02	127369	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	894520	0380	9/4/03	160000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	894520	0420	9/2/03	129000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	894530	0140	2/10/03	130000	NON-REPRESENTATIVE SALE
017	894530	0140	4/24/03	61750	NON-REPRESENTATIVE SALE
017	894530	0280	7/2/02	118500	NON-REPRESENTATIVE SALE
017	921150	0720	6/23/03	148000	QUIT CLAIM DEED
017	921151	0370	8/13/03	135000	QUIT CLAIM DEED
017	921151	0520	7/30/03	52857	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
017	921152	0180	12/11/03	75143	QUIT CLAIM DEED;
017	921152	0370	9/27/02	68683	QUIT CLAIM DEED DOR RATIO
017	932090	0580	2/10/03	84376	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	932090	0660	9/25/03	119000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	932090	0770	5/8/03	66900	FORCED SALE
017	932090	0780	8/8/03	72000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	0850	2/21/03	118852	EXEMPT FROM EXCISE TAX
017	932090	0850	9/30/03	82000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	932090	0860	2/20/02	85400	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	0890	12/21/02	85000	NON-REPRESENTATIVE SALE;
017	932090	1190	6/25/02	110600	PREVLAND<=10K
017	932090	1220	11/19/03	95000	PREVLAND<=10K
017	932430	0120	8/5/02	165000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
017	951090	0130	11/18/02	10000	QUIT CLAIM DEED DOR RATIO
017	951090	0260	2/21/02	178000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	954280	1720	6/14/02	78646	QUIT CLAIM DEED DOR RATIO
017	954280	1720	6/14/02	160000	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 53

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
13	025300	0110	09/19/03	60000	13134	N	N
13	062104	9132	12/05/02	82500	29316	N	N
13	072104	9029	12/19/02	127500	103237	N	N
13	072104	9030	10/29/03	138000	108464	N	N
13	072104	9242	01/30/03	120000	103237	N	N
17	327905	0030	04/19/02	59000	17070	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 53

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
17	176110	0560	12/19/03	10000	QUIT CLAIM DEED
17	542090	0100	11/26/03	33302	NON-REPRESENTATIVE SALE



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr